



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 1



Location:
Ch. 33 - Office

Photo #
1

Field Condition

10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.

1991 ADAAG 28 CFR 35.163(b)1

Existing Condition:

2004 ADAAG 216.6

2007 CBC 1117B.5.8.1.2

Other -

Corrective Action

404 - Entrance Sign - Provide compliant entrance sign with ISA.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 2



Field Condition

10.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 4" non-fixed desk, pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab.404.2.4.1;
Fig.404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty Low

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Ch. 33 - Office

Photo #
2



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 3



Location:
Ch. 33 - Office

Photo #
1

Field Condition

10.09A - > 1/4" Changes in Level - Threshold - Where threshold is 1/4" min.. to 1/2" max.. in height, change in level is not beveled at 1:2 or less.

Existing Condition:

1991 ADAAG 4.13.8

2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3

2007 CBC 1133B.2.4.1

Other -

Corrective Action

064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

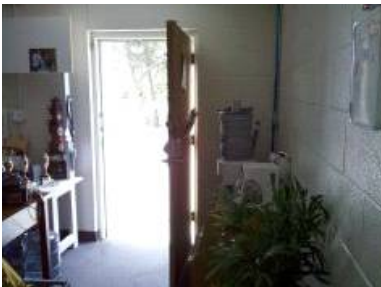
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 4



Location:
Ch. 33 - Office

Photo #
2

Field Condition

10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1

2004 ADAAG 216.4; 703.2; 703.3; 703.4

2007 CBC 1011.3 item 1

Other -

Corrective Action

414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



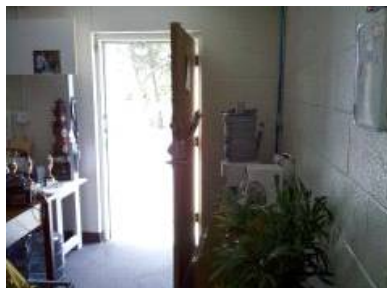
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 5



Location:
Ch. 33 - Office

Photo #
2

Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: 59 1/2" AFF.

1991 ADAAG 4.13.9

2004 ADAAG -

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 7 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

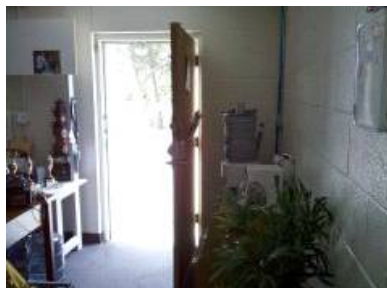
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 6



Location:
Ch. 33 - Office

Photo #
2

Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: Number pad at 44 1/2" AFF, Deadbolt at 49 1/2" AFF & latch at 58".

1991 ADAAG 4.13.9

2004 ADAAG -

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 7 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 7



Location:
Ch. 33 - Office

Photo #
2

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 8



Location:
Ch. 33 - Office

Photo #
2

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 72" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 7 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 9



Location:
Ch. 33 - Office

Photo #
9

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Security alarm at 57 1/4" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 10



Location:
Ch. 33 - Office

Photo #
10

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 power outlets and 1 data port at 12" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 4 EA

Total Cost \$1,253

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



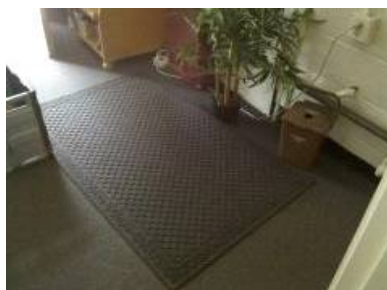
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 11



Location:
Ch. 33 - Office

Photo #
11

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

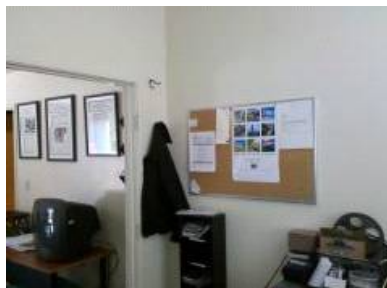
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 12



Location:
Ch. 33 - Back Room

Photo #
12

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 13



Location:
Ch. 33 - Back Room

Photo #
13

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 14



Location:
Ch. 33 - Back Room

Photo #
13

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 power outlets and 1 data port at 11" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 4 EA

Total Cost \$1,253

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



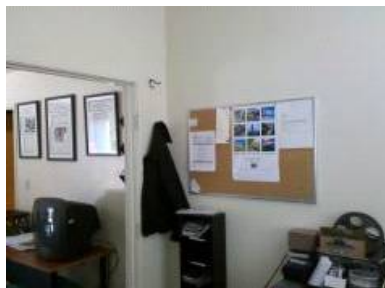
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 15



Location:
Ch. 33 - Back Room

Photo #
12

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 69" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Relocate coat hooks at compliant height.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 16



Location:
Ch. 33 - Sound Stage

Photo #
16

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory
404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 19 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Keynote 17



Location:
Ch. 33 - Sound Stage

Photo #
16

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

411 - Room Identification Sign - Remove old room signage, if applicable, and provide a new room identification sign with contrasting raised lettering and California Grade II Braille. Install sign 60" above finish floor to center of signage on wall adjacent to latch side of door (right wa

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$392
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 18



Location:
Ch. 33 - Sound Stage

Photo #
18

Field Condition

11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.

Existing Condition: 5/8" change in level.

1991 ADAAG 4.13.8
2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
2007 CBC 1133B.2.4.1
Other -

Corrective Action

064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$940
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 19



Location:
Ch. 33 - Sound Stage

Photo #
18

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 20



Location:
Ch. 33 - Sound Stage

Photo #
18

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Thermostat at 62 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 21



Location:
Ch. 33 - Sound Stage

Photo #
21

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$470

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 22



Location:
Ch. 33 - Sound Stage

Photo #
22

Field Condition

11.05A - Clear Opening - Single-Leaf Door - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstop on the latch side.

Existing Condition: 27 1/2" clear opening.

1991 ADAAG 4.13.5

2004 ADAAG 404.2.3

2007 CBC 1133B.1.1.1.1; 1133B.2.2

Other -

Corrective Action

055B - Double Doors - Unequal Leafs - Double Doors: Provide new unequal doors with one leaf providing 32" min. clear width.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET

Total Cost \$9,398

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Author: Arteaga, L

Keynote 23



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob.

1991 ADAAG 4.13.9
2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
2007 CBC 1133B.2.5.2
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 22 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Ch. 33 - Sound Stage

Photo #
23



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 24



Field Condition

11.21A - Required Exit Route Sign - At exit access door from an interior room or area that is required to have a visual exit sign, there is no tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door. (Visual exit signs are required when two or more exits are required. Generally, all occupants shall have access to two exits from a floor (CBC Table 1019.1). Exceptions: a) Single story building with maximum occupant load of 49 and less than 75 ft travel distance to exit (CBC Table 1019.2), and b) Two story building with maximum occupant load of 30 occupants per floor and maximum travel distance of 75 ft to exit. (CBC Table 1019.2). Two exit access doors are required from an office tenant space when the occupant load exceeds 49.)

Existing Condition:

1991 ADAAG	4.1.3(16); 4.30.1
2004 ADAAG	216.4; 703.2; 703.3; 703.4
2007 CBC	1011.3 item 4
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

415 - Exit Route Sign - At exit door identified with an illuminated EXIT sign and leading into an exit corridor, hallway, or space, provide a tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$392
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/19/2011
Reported By	

Location:
Ch. 33 - Sound Stage

Photo #
22



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 25



Location:
Ch. 33 - Back Door

Photo #
25

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6(4)
Other	-

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$313
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 26



Location:
Ch. 33 - Back Door

Photo #
26

Field Condition

10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Existing Condition:

1991 ADAAG	4.1.3(16); 4.30.1
2004 ADAAG	216.4; 703.2; 703.3; 703.4
2007 CBC	1011.3 item 1
Other	-

Corrective Action

414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$392
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



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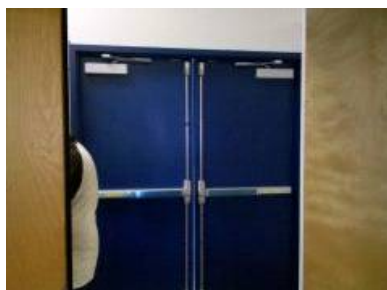
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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 27



Location:
Ch. 33 - Back Door

Photo #
26

Field Condition

10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition: 10 & 16 LBF.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6 item 4

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 28 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 28



Location:
Ch. 33 - Back Door

Photo #
26

Field Condition

10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Panic rods obstruct kick plate area.

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: Replace doors with internal locking mechanism doors.

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$9,398

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Author: Arteaga, L

Keynote 29



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 30 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Ch. 33 - Storage

Photo #
29

Keynote 30



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 7/8" AFF.

1991 ADAAG	4.4.2
2004 ADAAG	307.2; Fig. 307.2
2007 CBC	1133B.8.6.2
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Ch. 33 - Storage

Photo #
30



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 31



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob & twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 33 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Ch. 33 - Control Room

Photo #
31



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 32



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 12 1/2" pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 33 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Ch. 33 - Control Room

Photo #
32



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 33



Location:
Ch. 33 - Control Room

Photo #
32

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 34



Location:
Ch. 33 - Control Room

Photo #
32

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



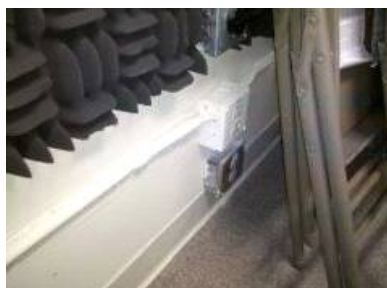
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 35



Location:
Ch. 33 - Control Room

Photo #
35

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 6 power outlets at 6" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 6 EA

Total Cost \$1,880

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 36



Location:
Ch. 33 - Control Room

Photo #
36

Field Condition

14.21B - 36" Width Standard - The accessible route of travel is not at least 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min..) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)

Existing Condition: 24" clearance due to non-fixed furniture.

1991 ADAAG 4.3.3; Fig. 7(a)(b)

2004 ADAAG 403.5.1; Fig. 403.5.1

2007 CBC 1133B.3.1

Other -

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 37



Location:
Ch. 33 - Control Room

Photo #
36

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 2 shelves at 57" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Lower shelves.

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 38



Location:
Ch. 33 - Control Room

Photo #
38

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Observation window sill at 46 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Lower window.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$3,133

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 39



Location:
Ch. 33 - Control Room

Photo #
39

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 1 3/4" pull side & 43" landing at pull side.

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1

2007 CBC 1133B.2.4.2 Fig. 11B-26

Other -

Classification

DOJ Location Type: 2

Use: PV
Severity: C
Level of Difficulty Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

 Additional Comments: See keynote 43 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Implementation

Plan Nbr: DBB
Priority:

Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 40



Location:
Ch. 33 - Control Room

Photo #
40

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob & twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 43 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

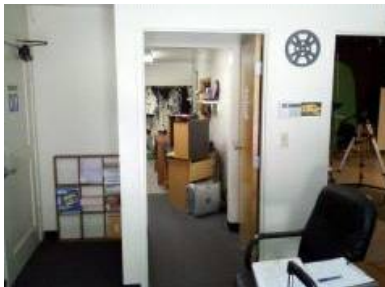
Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 41



Location:
Ch. 33 - Control Room

Photo #
39

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG	4.1.2(7)
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.1 item 1
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 42



Location:
Ch. 33 - Control Room

Photo #
39

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 63" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: See keynote 43 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 43



Location:
Ch. 33 - Control Room

Photo #
39

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote

44



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 9" to counter at pull side.

1991 ADAAG 4.13.6

2004 ADAAG 404.2.4.1; Table 404.2.4.1;
Fig. 404.2.4.1

2007 CBC 1133B.2.4.2; Fig. 11B-26

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 47 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Ch. 33 - Restroom

Photo #

44



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 45



Field Condition

16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob & twist-type locking mechanisms.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 47 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Ch. 33 - Restroom

Photo #
45

Keynote 46



Field Condition

16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 22 LBF.

1991 ADAAG	4.13.11
2004 ADAAG	404.2.9
2007 CBC	1133B.2.5
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 47 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Ch. 33 - Restroom

Photo #
44



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 47



Location:
Ch. 33 - Restroom

Photo #
44

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

1991 ADAAG 4.4.2

Existing Condition: Door jamb at 77" AFF & Closer at 71" AFF.

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

050 - Infill Opening - Remove existing door and door frame, and cover opening with material to match existing.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$2,349

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 48



Location:
Ch. 33 - Restroom

Photo #
48

Field Condition

16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

1991 ADAAG -

2004 ADAAG -

2007 CBC 1115B.6

Other -

Existing Condition:

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 47 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: D

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 49



Location:
Ch. 33 - Restroom

Photo #
48

Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1(1)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 47 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 50



Location:
Ch. 33 - Restroom

Photo #
48

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

Existing Condition:

1991 ADAAG 4.1.3(16)(b)

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 47 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 51



Location:
Ch. 33 - Restroom

Photo #
44

Field Condition

16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)

Existing Condition: 42" diameter circle provided.

1991 ADAAG	4.22.3; Fig 3
2004 ADAAG	304.3.2; Fig.304.3.2; 603.2.1
2007 CBC	1115B.3.1(1); 1115B.3.2(1)
Other	-

Corrective Action

330 - New Single Occupant Restroom - Retrofit existing room(s) to provide new accessible single occupant restroom with new toilet, lavatory, and restroom accessories.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$23,495
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 52



Location:
Ch. 33 - Restroom

Photo #
52

Field Condition

16.01 - Toilet Rooms - Toilet room does not comply with all applicable ADAAG and CBC accessibility requirements.

Existing Condition:

1991 ADAAG	4.1.2(6); 4.1.3(11); 4.22.1
2004 ADAAG	213.2; Advisory 213.2
2007 CBC	1115B.1
Other	-

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 51 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By



BOA Architecture / Government Services
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Author: Arteaga, L

Keynote 53

No photo associated

Field Condition

16.69 - Width Between Screens at Urinal - Min. 36" Standard - Where urinal screens are provided and they extend more than 24" beyond the front edge of the urinal rim, there is less than 36" between the two panels.

Existing Condition: 32" wide.

1991 ADAAG 4.18.3; Fig. 4(e)
2004 ADAAG -
2007 CBC 1115B.4.2(3); 1118B.4(1); Fig. 11B-5A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:

Ch. 33 - Restroom

Keynote 54

No photo associated

Field Condition

16.65D - Urinal Flush Controls - Height - Height of urinal flush controls exceeds 44" AFF.

Existing Condition: 46" AFF.

1991 ADAAG 4.18.4
2004 ADAAG 605.4; 604.6; Advisory 604.6
2007 CBC 1115B.4.2(2)
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:

Ch. 33 - Restroom



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Author: Arteaga, L

Keynote 55



Field Condition

16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)

Existing Condition:

1991 ADAAG 4.22.6
2004 ADAAG 213.3.4; 606.1
2007 CBC 1115B.4.3
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Ch. 33 - Restroom

Photo #
55

Keynote 56



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 51 1/2" AFF.

1991 ADAAG 4.19.6; Fig. 31
2004 ADAAG 213.3.5; 603.3; Advisory 603.3
2007 CBC 1115B.8.1
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 2 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Ch. 33 - Restroom

Photo #
55



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Author: Arteaga, L

Keynote 57



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 45" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Ch. 33 - Restroom 44

Keynote 58



Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: PTD protrudes 10" at 45" AFF.

1991 ADAAG 4.4.1

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.1

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: A

Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Ch. 33 - Restroom 44



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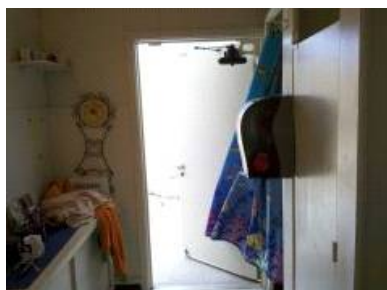
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Author: Arteaga, L

Keynote 59



Location:
Ch. 33 - Restroom

Photo #
44

Field Condition

16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.

Existing Condition: 74" AFF.

1991 ADAAG 4.2.5

2004 ADAAG 213.3.7; 308; 603.4

2007 CBC 1117B.8

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 51 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 60

No photo associated

Field Condition

17.01 - Accessible Bathing or Showering Facilities - Where facilities for bathing or showering are provided, less than 1% of these facilities are accessible.

Existing Condition:

1991 ADAAG 4.23.1; 4.23.8

2004 ADAAG 213.3.6

2007 CBC 1115B.2

Other -

Corrective Action

356 - New Fiberglass Shower Enclosure - Provide new accessible fiberglass shower enclosure with flexible spray hose, grab bars and a folding seat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$12,530

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Ch. 33 - Restroom



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 61



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 35 1/2" landing at latch approach, pull side.

1991 ADAAG 4.13.6
2004 ADAAG 404.2.4.1; Table 404.2.4.1;
Fig. 404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s).
Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Ch. 33 - Restroom

Photo #
61



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 62



Location:
Ch. 33 - Restroom

Photo #
61

Field Condition

16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 11 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 61 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 63



Location:
Ch. 33 - Restroom

Photo #
61

Field Condition

16.88 - Other - Toilet Facilities - See Additional Comments

Existing Condition: Door cannot open 90 degrees.

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 61 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 64

No photo associated

Field Condition

16.88 - Other - Toilet Facilities - See Additional Comments

1991 ADAAG -

Existing Condition: 9" high kick plate and door stop at kick plate area.

2004 ADAAG -

2007 CBC -

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 61 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Ch. 33 - Restroom

Keynote 65



Field Condition

16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

1991 ADAAG -

2004 ADAAG -

2007 CBC 1115B.6

Other -

Existing Condition:

Classification

DOJ Location Type: 3

Use: PV

Severity: D

Level of Difficulty Low to Moderate

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Ch. 33 - Restroom

Photo #

61



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 66



Location:
Ch. 33 - Restroom

Photo #
61

Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1(1)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 65 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 67



Location:
Ch. 33 - Restroom

Photo #
61

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

Existing Condition:

1991 ADAAG 4.1.3(16)(b)

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 61 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 68



Location:
Ch. 33 - Storage

Photo #
68

Field Condition

10.05 - Clear Door Opening - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstep on the latch side.

Existing Condition: 28" clear opening.

1991 ADAAG 4.13.5
2004 ADAAG 404.2.3; Fig. 404.2.3
2007 CBC 1133B.1.1.1.1; 1133B.2.2
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 71 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 69



Location:
Ch. 33 - Storage

Photo #
69

Field Condition

10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stops and latch at kick plate area.

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 71 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: A
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 70



Location:
Ch. 33 - Storage

Photo #
70

Field Condition

10.09B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.

Existing Condition: 1" change in level.

1991 ADAAG 4.13.8

2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3

2007 CBC 1133B.2.4.1

Other -

Corrective Action

065D - Ramp Threshold - Where height differential between landings exceeds 1/2", provide an accessible metal threshold ramp with level saddle and slope of ramp not to exceed 8.33% along POT. Width of new threshold ramp shall be no less than door opening width plus 18" at interior

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$1,175

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 71



Location:
Ch. 33 - Storage

Photo #
68

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 78 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 72



Location:
Comm. Dev. - Entrance

Photo #
72

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Unsecured floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 73



Location:
Comm. Dev. - Entrance

Photo #
72

Field Condition

10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1

2004 ADAAG 216.4; 703.2; 703.3; 703.4

2007 CBC 1011.3 item 1

Other -

Corrective Action

414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 74



Location:
Comm. Dev. - Vestibule

Photo #
74

Field Condition

10.16 - Other - Building Entrances and Exits - See Additional Comments

1991 ADAAG -

Existing Condition: Motorized door actuator not functioning.

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

062 - Motorized Opener - Disable existing closer(s), and provide new motorized door opener(s) with closer(s), operated by pedestal mounted door control pad(s).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,832

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 75



Location:
Comm. Dev. - Vestibule

Photo #
75

Field Condition

10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

1991 ADAAG 4.13.11

Existing Condition: 6 LBF.

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 74 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 76



Location:
Comm. Dev. - Vestibule

Photo #
75

Field Condition

10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition: 15 LBF.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6 item 4

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 74 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 77



Location:
Comm. Dev. - Vestibule

Photo #
77

Field Condition

10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 74 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 78



Location:
Comm. Dev. - Public Restroom

Photo #
78

Field Condition

16.08A - Door Swing - The door swing intrudes into the clear floor space of one or more fixtures.

Existing Condition: Door swing encroaches lavatory clear floor space.

1991 ADAAG 4.22.2

2004 ADAAG 603.2.3; Advisory 603.2.3

2007 CBC 1115B.3.1 item 2; 1115B.3.2 item 2; 1115B.5

Other -

Corrective Action

053 - Reverse Door Swing - Remove existing door and frame and replace with new frame. Reinstall existing door (reverse door swing). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$6,265

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 79



Location:
Comm. Dev. - Public Restroom

Photo #
79

Field Condition

16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 11 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 78 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 80



Location:
Comm. Dev. - Public Restroom

Photo #
80

Field Condition

16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition: Braille on door sign.

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.6
Other -

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 81



Location:
Comm. Dev. - Public Restroom

Photo #
79

Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1(1)
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 80 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 82



Location:
Comm. Dev. - Public Restroom

Photo #
79

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

1991 ADAAG 4.1.3(16)(b)

Existing Condition:

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 80 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 83



Location:
Comm. Dev. - Public Restroom

Photo #
83

Field Condition

16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)

1991 ADAAG 4.22.3; Fig 3

2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1

Existing Condition:

2007 CBC 1115B.3.1(1); 1115B.3.2(1)

Other -

Corrective Action

330 - New Single Occupant Restroom - Retrofit existing room(s) to provide new accessible single occupant restroom with new toilet, lavatory, and restroom accessories.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$23,495

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 84



Location:
Comm. Dev. - Public Restroom

Photo #
84

Field Condition

16.88 - Other - Toilet Facilities - See Additional Comments

Existing Condition: Threshold.

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 85



Location:
Comm. Dev. - Public Restroom

Photo #
83

Field Condition

16.42 - 28" Wide Standard - Side Transfer Space - Where the WC is not in a stall and there is another fixture alongside the toilet, the clear floor space is less than 28" wide.

Existing Condition: 17 1/4" clear.

1991 ADAAG -

2004 ADAAG -

2007 CBC 1115B.4.1(1); Fig. 11B-1A

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 86



Location:
Comm. Dev. - Public Restroom

Photo #
83

Field Condition

16.49B - WC Flush Controls - Location - Flush controls are not located on the wide side of the WC where the clear floor space is provided.

Existing Condition: Not on wide side.

1991 ADAAG 4.16.5
2004 ADAAG 604.6; Advisory 604.6
2007 CBC 1115B.4.1(5); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 87



Location:
Comm. Dev. - Public Restroom

Photo #
87

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 44 1/2" from back wall.

1991 ADAAG 4.16.6; Fig. 29(b)
2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
2007 CBC -
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 88



Location:
Comm. Dev. - Public Restroom

Photo #
87

Field Condition

16.55A - Side Grab Bar Height - Side grab bar is not centered at 33" AFF. (ADA Standards require side grab bars to be centered from 33" to 36" AFF; CBC Standards require side grab bars to be centered at 33" AFF.)

Existing Condition: 35" AFF.

1991 ADAAG 4.17.6; Figs. 29 & 30
2004 ADAAG 604.5; Advisory 604.5; 604.5.2; Fig. 604.5.2; 609.4
2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 89



Location:
Comm. Dev. - Public Restroom

Photo #
87

Field Condition

16.56 - Grab Bar Wall Clearance - The space between the grab bar and the wall is not 1-1/2" absolute.

Existing Condition: 1 5/8" clear.

1991 ADAAG 4.17.6, 4.26.2; Fig. 39
2004 ADAAG 609.3
2007 CBC 1115B.7.1; Fig. 11B-1C
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Author: Arteaga, L

Keynote 90



Location:
Comm. Dev. - Public Restroom

Photo #
87

Field Condition

16.59 - Side Grab Bar - At WC providing front transfer, the side grab bar location is not compliant. (CBC Standards require the side grab bar to extend at least 54" min.. beyond the back wall while the other end is 12" max.. from the back wall. CBC also requires the grab bar's front end to be positioned 24" min.. in front of the WC.)

Existing Condition: 50 1/2".

1991 ADAAG 4.17.6; Figs. 29 & 30
2004 ADAAG Fig. 604.5.1
2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 91



Location:
Comm. Dev. - Public Restroom

Photo #
78

Field Condition

16.72 - Lavatory Apron Clearance - Lavatory does not provide accessible apron clearance (i.e. at least 29" clearance from the floor to the bottom of the apron).

Existing Condition: 28 1/2" clear.

1991 ADAAG 4.19.2; Fig. 31
2004 ADAAG 606.3
2007 CBC 1115B.4.3(2); Fig 11B-1D
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
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Author: Arteaga, L

Keynote 92



Field Condition

16.73 - Lavatory Knee Clearance - Lavatory does not provide accessible knee clearance (i.e. at least 27" clearance from the floor to the underside of the lavatory, extending 8" min.. measured from the front edge underneath the lavatory back towards the wall).

Existing Condition: 26 1/4" clear.

1991 ADAAG 4.19.2; Fig. 31
2004 ADAAG 306.3; Fig. 306.3
2007 CBC 1115B.4.3(2); Fig 11B-1D
Other -

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Comm. Dev. - Public Restroom

Photo # 78

Keynote 93



Field Condition

16.76 - Lavatory - Clearance near Sidewall - The centerline of the lavatory is not 18" min.. from the nearest sidewall or partition.

Existing Condition: 16" from side wall.

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.4.3(2); Fig 11B-1D
Other -

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Comm. Dev. - Public Restroom

Photo # 78



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Author: Arteaga, L

Keynote 94



Location:
Comm. Dev. - Public Restroom

Photo #
78

Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 40 3/4" AFF.

1991 ADAAG 4.19.6; Fig. 31
2004 ADAAG 213.3.5; 603.3; Advisory 603.3
2007 CBC 1115B.8.1
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 95



Location:
Comm. Dev. - Public Restroom

Photo #
78

Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 40 1/2" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG 308; 309
2007 CBC 1115B.8.3
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Author: Arteaga, L

Keynote 96



Location:
Comm. Dev. - Public Restroom

Photo #
78

Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 40 1/2" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 97



Location:
Comm. Dev. - Public Restroom

Photo #
97

Field Condition

20.02 - Toilet, Bathroom, or Shower Room - Visual Alarms - Visual alarms are not provided at public or common use toilet, bathroom, or shower room.

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.1; Advisory 215.1; 702.1

2007 CBC 907.9.1.1

Other -

Corrective Action

382 - Toilet or Bathroom Visual Alarm - Provide visual alarm at public or common use toilet or bathroom.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: PV

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Keynote 98



Field Condition

16.84D - Sanitary Napkin/Feminine Hygiene Dispenser - Operating Height - Mounting height of sanitary napkin/feminine hygiene dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one sanitary napkin/feminine hygiene dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one sanitary napkin/feminine hygiene dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 46" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Public Restroom

Photo #
98



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Author: Arteaga, L

Keynote 99



Field Condition

20.02 - Toilet, Bathroom, or Shower Room - Visual Alarms - Visual alarms are not provided at public or common use toilet, bathroom, or shower room.

1991 ADAAG 4.28.1

Existing Condition:

2004 ADAAG 215.1; Advisory 215.1; 702.1

2007 CBC 907.9.1.1

Other -

Classification

DOJ Location Type: 4

Use: PV

Severity: B

Level of Difficulty High

Corrective Action

382 - Toilet or Bathroom Visual Alarm - Provide visual alarm at public or common use toilet or bathroom.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Men's Staff Restroom 99

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 100



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 13" pull side, lavatory.

1991 ADAAG 4.13.6
2004 ADAAG 404.2.4.1; Table 404.2.4.1;
Fig. 404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty High

Corrective Action

053 - Reverse Door Swing - Remove existing door and frame and replace with new frame. Reinstall existing door (reverse door swing). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$6,265
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Photo #
Comm. Dev. - Men's Staff Restroom 100



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Author: Arteaga, L

Keynote 101



Field Condition

16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 7 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 100 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Men's Staff Restroom 101

Keynote 102



Field Condition

16.13A - Men's RR Geometric Symbol Signage - Triangle - Doorway leading to a men's toilet room is not identified by an equilateral triangle 1/4" thick with edges 12" long. OR Equilateral triangle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition: Braille on sign.

1991 ADAAG -

2004 ADAAG -

2007 CBC 1115B.6

Other -

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: D

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
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Author: Arteaga, L

Keynote 103



Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1(1)

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 102 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Men's Staff Restroom 101

Keynote 104



Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

Existing Condition:

1991 ADAAG 4.1.3(16)(b)

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 102 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Men's Staff Restroom 101



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Author: Arteaga, L

Keynote 105



Location: Comm. Dev. - Men's Staff Restroom
Photo # 105

Field Condition

16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)

Existing Condition: 49" clear.

1991 ADAAG 4.22.3; Fig 3
2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1
2007 CBC 1115B.3.1(1); 1115B.3.2(1)
Other -

Corrective Action

330 - New Single Occupant Restroom - Retrofit existing room(s) to provide new accessible single occupant restroom with new toilet, lavatory, and restroom accessories.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$23,495
Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Keynote 106



Location: Comm. Dev. - Men's Staff Restroom
Photo # 106

Field Condition

16.42 - 28" Wide Standard - Side Transfer Space - Where the WC is not in a stall and there is another fixture alongside the toilet, the clear floor space is less than 28" wide.

Existing Condition: 16" to wall.

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.4.1(1); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By



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Author: Arteaga, L

Keynote 107



Location: Photo #
Comm. Dev. - Men's Staff Restroom 106

Field Condition

16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.

Existing Condition: 18 1/2" from side wall.

1991 ADAAG 4.22.4

2004 ADAAG -

2007 CBC 1115B.4.1(1)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 108



Location: Photo #
Comm. Dev. - Men's Staff Restroom 105

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 41" from back wall.

1991 ADAAG 4.16.6; Fig. 29(b)

2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7

2007 CBC -

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 109



Location: Photo #
Comm. Dev. - Men's Staff Restroom 105

Field Condition

16.55A - Side Grab Bar Height - Side grab bar is not centered at 33" AFF. (ADA Standards require side grab bars to be centered from 33" to 36" AFF; CBC Standards require side grab bars to be centered at 33" AFF.)

Existing Condition: 35 1/4" AFF.

1991 ADAAG 4.17.6; Figs. 29 & 30
2004 ADAAG 604.5; Advisory 604.5; 604.5.2; Fig. 604.5.2; 609.4
2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 110



Location: Photo #
Comm. Dev. - Men's Staff Restroom 105

Field Condition

16.56 - Grab Bar Wall Clearance - The space between the grab bar and the wall is not 1-1/2" absolute.

Existing Condition: 1 3/4" clear.

1991 ADAAG 4.17.6, 4.26.2; Fig. 39
2004 ADAAG 609.3
2007 CBC 1115B.7.1; Fig. 11B-1C
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 111



Location: Photo #
Comm. Dev. - Men's Staff Restroom 105

Field Condition

16.59 - Side Grab Bar - At WC providing front transfer, the side grab bar location is not compliant. (CBC Standards require the side grab bar to extend at least 54" min.. beyond the back wall while the other end is 12" max.. from the back wall. CBC also requires the grab bar's front end to be positioned 24" min.. in front of the WC.)

Existing Condition: 51 1/2".

1991 ADAAG 4.17.6; Figs. 29 & 30
2004 ADAAG Fig. 604.5.1
2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 112



Location: Photo #
Comm. Dev. - Men's Staff Restroom 106

Field Condition

16.49B - WC Flush Controls - Location - Flush controls are not located on the wide side of the WC where the clear floor space is provided.

Existing Condition: Not on wide side.

1991 ADAAG 4.16.5
2004 ADAAG 604.6; Advisory 604.6
2007 CBC 1115B.4.1(5); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 113



Location: Photo #
Comm. Dev. - Men's Staff Restroom 100

Field Condition

16.72 - Lavatory Apron Clearance - Lavatory does not provide accessible apron clearance (i.e. at least 29" clearance from the floor to the bottom of the apron).

Existing Condition: 27 3/4" clear.

1991 ADAAG 4.19.2; Fig. 31
2004 ADAAG 606.3
2007 CBC 1115B.4.3(2); Fig 11B-1D
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 114



Location: Photo #
Comm. Dev. - Men's Staff Restroom 100

Field Condition

16.73 - Lavatory Knee Clearance - Lavatory does not provide accessible knee clearance (i.e. at least 27" clearance from the floor to the underside of the lavatory, extending 8" min... measured from the front edge underneath the lavatory back towards the wall).

Existing Condition: 25 1/2" clear.

1991 ADAAG 4.19.2; Fig. 31
2004 ADAAG 306.3; Fig. 306.3
2007 CBC 1115B.4.3(2); Fig 11B-1D
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 115



Field Condition

16.75 - Clear Floor Space at Lavatory - There is no clear floor space at least 30" x 48" in front of the lavatory (extending a maximum of 19" underneath the lavatory) to allow a forward approach.

Existing Condition: Door swing encroaches clear floor space.

1991 ADAAG 4.19.3; 4.2.4
2004 ADAAG 606.2
2007 CBC 1115B.4.3(3); Fig 11B-1D
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Photo #
Comm. Dev. - Men's Staff Restroom 100

Keynote 116



Field Condition

16.76 - Lavatory - Clearance near Sidewall - The centerline of the lavatory is not 18" min.. from the nearest sidewall or partition.

Existing Condition: 17" from side wall.

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.4.3(2); Fig 11B-1D
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Photo #
Comm. Dev. - Men's Staff Restroom 100



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 117



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 40 1/4" AFF.

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Photo #
Comm. Dev. - Men's Staff Restroom 100

Keynote 118



Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 41" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Photo #
Comm. Dev. - Men's Staff Restroom 118



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 119



Location: Comm. Dev. - Men's Staff Restroom
Photo # 118

Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 40 1/2" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 120



Location: Comm. Dev. - Vestibule
Photo # 120

Field Condition

20.03 - General Use Areas - Visual Alarms - Visual alarms are not provided at public use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies. (Visual alarms are not required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.)

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.1; Advisory 215.1; 702.1

2007 CBC 907.9.1.1

Other -

Corrective Action

383 - Visual Alarm - General Use Areas - Provide visual alarm at general use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 4

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 121

Field Condition

20.02 - Toilet, Bathroom, or Shower Room - Visual Alarms - Visual alarms are not provided at public or common use toilet, bathroom, or shower room.

1991 ADAAG 4.28.1

Existing Condition:

2004 ADAAG 215.1; Advisory 215.1; 702.1

2007 CBC 907.9.1.1

Other -

Classification

DOJ Location Type: 4

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Corrective Action

382 - Toilet or Bathroom Visual Alarm - Provide visual alarm at public or common use toilet or bathroom.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

No photo associated

Location:

Comm. Dev. - Women's Staff Restroom

Keynote 122

Field Condition

16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Corrective Action

068 - Privacy Lock with Indicator - Remove existing lockset and replace with new accessible lever lockset that has "vacant and occupied" indicator feature.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET

Total Cost \$1,566

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____



Location:

Comm. Dev. - Women's Staff Restroom

Photo #

122



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 123



Field Condition

16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 11 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

072B - Replace Closer - Replace door closer.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$2,349

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Women's Staff Restroom 123

Keynote 124



Field Condition

16.13B - Women's RR Geometric Symbol Signage - Circle - Doorway leading to a women's toilet room is not identified by a circle, 1/4" thick and 12" in diameter. OR Circle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition: Braille on sign.

1991 ADAAG -

2004 ADAAG -

2007 CBC 1115B.6

Other -

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: D

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Women's Staff Restroom 123



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 125



Field Condition

16.14A - Mounting Height - Geometric Symbol Signage - The geometric symbol is not centered on the door leaf. OR The symbol is not mounted at a height of 60" AFF.

Existing Condition: 65" AFF.

1991 ADAAG -

2004 ADAAG -

2007 CBC 1115B.6

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 124 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Women's Staff 123
Restroom

Keynote 126



Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1(1)

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 124 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Women's Staff 123
Restroom



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 127



Location: Comm. Dev. - Women's Staff Restroom
Photo # 123

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

1991 ADAAG 4.1.3(16)(b)

Existing Condition:

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 124 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 128



Location: Comm. Dev. - Women's Staff Restroom
Photo # 128

Field Condition

16.42 - 28" Wide Standard - Side Transfer Space - Where the WC is not in a stall and there is another fixture alongside the toilet, the clear floor space is less than 28" wide.

1991 ADAAG -

2004 ADAAG -

Existing Condition: 16" to waste bin.

2007 CBC 1115B.4.1(1); Fig. 11B-1A

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: Relocate waste bin.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 129



Field Condition

16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.

Existing Condition: 21" from side wall.

1991 ADAAG 4.22.4

2004 ADAAG -

2007 CBC 1115B.4.1(1)

Other -

Corrective Action

319C - Water Closet - New Location - Replace existing water closet with compliant model in new location.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,048

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Women's Staff 128
Restroom

Keynote 130



Field Condition

16.49B - WC Flush Controls - Location - Flush controls are not located on the wide side of the WC where the clear floor space is provided.

Existing Condition: Not on wide side.

1991 ADAAG 4.16.5

2004 ADAAG 604.6; Advisory 604.6

2007 CBC 1115B.4.1(5); Fig. 11B-1A

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 129 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Women's Staff 128
Restroom



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 131



Location: Photo #
Comm. Dev. - Women's Staff 131
Restroom

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 44" from back wall.

1991 ADAAG 4.16.6; Fig. 29(b)
2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
2007 CBC -
Other -

Corrective Action

325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$157
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 132



Location: Photo #
Comm. Dev. - Women's Staff 131
Restroom

Field Condition

16.56 - Grab Bar Wall Clearance - The space between the grab bar and the wall is not 1-1/2" absolute.

Existing Condition: 1 5/8" clear.

1991 ADAAG 4.17.6, 4.26.2; Fig. 39
2004 ADAAG 609.3
2007 CBC 1115B.7.1; Fig. 11B-1C
Other -

Corrective Action

326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 133



Field Condition

16.59 - Side Grab Bar - At WC providing front transfer, the side grab bar location is not compliant. (CBC Standards require the side grab bar to extend at least 54" min.. beyond the back wall while the other end is 12" max.. from the back wall. CBC also requires the grab bar's front end to be positioned 24" min.. in front of the WC.)

Existing Condition: 52 1/4".

1991 ADAAG	4.17.6; Figs. 29 & 30
2004 ADAAG	Fig. 604.5.1
2007 CBC	1115B.4.1(3.1); Fig. 11B-1A
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 132 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff Restroom 131

Keynote 134



Field Condition

16.71 - Lavatory - Rim Height - Height of lavatory rim or counter surface exceeds 34" AFF.

Existing Condition: 34 3/8" AFF.

1991 ADAAG	4.19.2; Fig. 31
2004 ADAAG	606.3
2007 CBC	1115B.4.3(2); Fig 11B-1D
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Corrective Action

295 - Retrofit Counter and Lavatory - Retrofit existing counter top. Cut out opening in the face of the countertop. Remove burrs and smooth edges of cut opening. Provide insulation at hot water and waste pipes. Remove existing non-compliant faucet and provide center set lavatory faucet with c

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$2,349
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff Restroom 134



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 135



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 42" AFF.

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Corrective Action

291A - Mirror - Provide new surface mounted, framed mirror, 20"x30". Install so bottom of mirror is 40" above finish floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$940
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Location: Comm. Dev. - Women's Staff Restroom
Photo # 134

Keynote 136



Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 41 3/8" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Corrective Action

294A - Lower Dispenser - Lower existing dispenser to 40" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$78
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Location: Comm. Dev. - Women's Staff Restroom
Photo # 134



BOA Architecture / Government Services
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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 137



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 42" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

294A - Lower Dispenser - Lower existing dispenser to 40" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Women's Staff Restroom 134

Keynote 138



Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: Feminine napkin dispenser protrudes 6 3/4" at 29 3/4" AFF.

1991 ADAAG 4.4.1

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.1

Other -

Corrective Action

292 - Relocate Sanitary Napkin/ Feminine Hygiene Dispenser - Women's Restroom - Relocate existing sanitary napkin/feminine hygiene dispenser so height of operating handles is no higher than 40" above finish floor. Patch and repair wall substrate and finishes, to match adjacent undisturbed surfaces.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$1,253

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Women's Staff Restroom 138



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 139



Location: Photo #
Comm. Dev. - Planning Dept. Counter 139

Field Condition

12B.11C - Counter - Knee Space Depth - Where seating for persons in wheelchairs is provided at table or counter, knee space is not at least 19" deep.

Existing Condition: 4 1/2" knee depth.

1991 ADAAG 4.32.3

2004 ADAAG 305; 306

2007 CBC 1122B.3

Other -

Corrective Action

471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$5,639

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 140



Location: Photo #
Comm. Dev. - Planning Dept. Counter 139

Field Condition

11.04 - Gates - Gate does not comply with all applicable ADAAG and CBC accessibility requirements for doors. (ADAAG and CBC accessibility requirements for doors apply to gates, including ticket gates.)

Existing Condition: Bottom of swing gate is 16 1/4" AFF.

1991 ADAAG 4.13.3

2004 ADAAG 404.2; 404.3

2007 CBC 1133B.1.1.1.4

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: Replace swing gate.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 141



Location: Comm. Dev. - Planning Dept. Counter
Photo # 141

Field Condition

14.29C - Counter - Knee Space Depth - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 19" deep.

Existing Condition: 3/4" knee depth at employee side.

1991 ADAAG	4.32.3
2004 ADAAG	306.3.2; Fig. 306.3
2007 CBC	1122B.3; Fig. 11B-13
Other	-

Corrective Action

478 - Dining Surfaces and Work Surfaces - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 139 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 142



Location: Comm. Dev. - Lobby
Photo # 142

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Security pad at 59 1/2" AFF.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$313
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 143



Location:
Comm. Dev. - Lobby

Photo #
143

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1
2004 ADAAG 215.2; 702.1
2007 CBC 907.9.1.1
Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4
Use: PV
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 144



Location:
Comm. Dev. - Server Room

Photo #
144

Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Bottom of vent grill at 2 1/2" AFF.

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 145



Location: Comm. Dev. - Server Room
Photo # 144

Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max..., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: Lock at 45 1/2" AFF.

1991 ADAAG 4.13.9

2004 ADAAG -

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 144 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 146



Location: Comm. Dev. - Office
Photo # 146

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 76 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
 City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 147



Location:
Comm. Dev. - Office

Photo #
147

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1
2004 ADAAG 215.2; 702.1
2007 CBC 907.9.1.1
Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4
Use: EC
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 148



Location:
Comm. Dev. - Office

Photo #
148

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mats.

1991 ADAAG 4.5.1
2004 ADAAG 302.1; Advisory 302.1
2007 CBC 1124B.1
Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA
Total Cost \$470
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: A
Level of Difficulty Low

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Author: Arteaga, L

Keynote 149



Field Condition

11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.

Existing Condition: 3/4" change in level.

1991 ADAAG 4.13.8

2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3

2007 CBC 1133B.2.4.1

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 146 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Office

Photo #
146

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____



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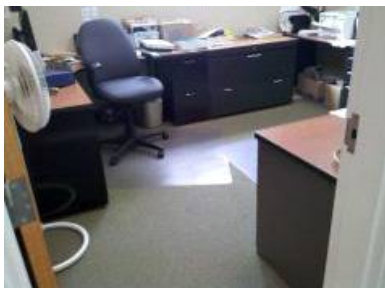
Facility Report with Photos - Programs Services

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Author: Arteaga, L

Keynote 150



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 4" at pull side, non-fixed furniture.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
148



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 151



Location:
Comm. Dev. - Office

Photo #
146

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 152



Location:
Comm. Dev. - Computer Station

Photo #
141

Field Condition

14.29A - Counter - Knee Space Height - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 27" high.

Existing Condition: 41 3/4" to top of counter at computer stations.

1991 ADAAG 4.32.3

2004 ADAAG 306.3.1; Fig. 306.3

2007 CBC 1122B.3; Fig. 11B-13

Other -

Corrective Action

471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$11,277

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 153



Location: Comm. Dev. - Computer Station
Photo # 141

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 154



Location: Comm. Dev. - Open Office
Photo # 154

Field Condition

14.29C - Counter - Knee Space Depth - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 19" deep.

Existing Condition: 1/2" knee depth at employee side.

1991 ADAAG 4.32.3

2004 ADAAG 306.3.2; Fig. 306.3

2007 CBC 1122B.3; Fig. 11B-13

Other -

Corrective Action

471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$5,639

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 155

No photo associated

Field Condition

14.21B - 36" Width Standard - The accessible route of travel is not at least 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min.) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)

Existing Condition: 35 1/2" non-fixed furniture.

1991 ADAAG 4.3.3; Fig. 7(a)(b)
2004 ADAAG 403.5.1; Fig. 403.5.1
2007 CBC 1133B.3.1
Other -

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Open Office

Keynote 156

No photo associated

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1
2004 ADAAG 302.1; Advisory 302.1
2007 CBC 1124B.1
Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA
Total Cost \$470
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: A
Level of Difficulty Low

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Open Office



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 157



Field Condition

11.04 - Gates - Gate does not comply with all applicable ADAAG and CBC accessibility requirements for doors. (ADAAG and CBC accessibility requirements for doors apply to gates, including ticket gates.)

Existing Condition: Bottom of swing gate at 16 1/4" AFF.

1991 ADAAG	4.13.3
2004 ADAAG	404.2; 404.3
2007 CBC	1133B.1.1.1.4
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: Replace swing gate.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$783
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

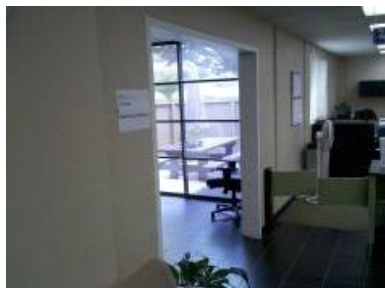
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Location: Comm. Dev. - Open Office
Photo # 157

Keynote 158



Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG	4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.2, 3, 5, 6, 7
Other	-

Corrective Action

411 - Room Identification Sign - Remove old room signage, if applicable, and provide a new room identification sign with contrasting raised lettering and California Grade II Braille. Install sign 60" above finish floor to center of signage on wall adjacent to latch side of door (right wa

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$392
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	1
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Location: Comm. Dev. - Cashier
Photo # 158



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 159



Field Condition

12B.11C - Counter - Knee Space Depth - Where seating for persons in wheelchairs is provided at table or counter, knee space is not at least 19" deep.

Existing Condition: 6 1/2" knee depth.

1991 ADAAG 4.32.3

2004 ADAAG 305; 306

2007 CBC 1122B.3

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty Moderate to High

Corrective Action

471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$5,639

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Cashier

Photo #
159



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 160



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has both a latch and a closer.) (**** Measured from latch toward hinge.)

Existing Condition: Non-fixed furniture encroaches swing gate landing.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Cashier

Photo #
160



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 161



Field Condition

12A.03 - U-Turn - Where the accessible route of travel makes a U-turn around an obstacle which is less than 48" wide, the pathway width does not increase to at least 42" on the approaches or 48" in the turn.

Existing Condition: Non-fixed furniture does not provide adequate "U-Turn" space.

1991 ADAAG Fig. 7(b)

2004 ADAAG 403.5.2; Fig. 403.5.2 (a)

2007 CBC Fig 11B-5E

Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 160 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Comm. Dev. - Cashier 160

Keynote 162

No photo associated

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.2; 702.1

2007 CBC 907.9.1.1

Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Cashier



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 163



Location: Photo #
Comm. Dev. - Open Office 163

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$470

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 164



Location: Photo #
Comm. Dev. - Hallway 164

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Key lockbox at 58" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower lockbox.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 165



Location:
Comm. Dev. - Hallway

Photo #
164

Field Condition

20.03 - General Use Areas - Visual Alarms - Visual alarms are not provided at public use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies. (Visual alarms are not required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.)

Existing Condition:

1991 ADAAG 4.28.1
2004 ADAAG 215.1; Advisory 215.1; 702.1
2007 CBC 907.9.1.1
Other -

Corrective Action

383 - Visual Alarm - General Use Areas - Provide visual alarm at general use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4
Use: EC
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 166



Location:
Comm. Dev. - Office

Photo #
166

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 167

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has both a latch and a closer.)

Existing Condition: 53" door landing at pull side, non-fixed furniture.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 168



Location: Comm. Dev. - Office
Photo # 168

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1
 2004 ADAAG 302.1; Advisory 302.1
 2007 CBC 1124B.1
 Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA
 Total Cost \$470
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
 Use: EW
 Severity: A
 Level of Difficulty Low

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By

Keynote 169



Location: Comm. Dev. - Office
Photo # 166

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1
 2004 ADAAG 215.2; 702.1
 2007 CBC 907.9.1.1
 Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$783
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4
 Use: EC
 Severity: C
 Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 170



Location:
Comm. Dev. - Office

Photo #
170

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Power outlets at less than 15" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$627

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 171



Location:
Comm. Dev. - Office

Photo #
171

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.2, 3, 5, 6, 7

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: D

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 172



Location:
Comm. Dev. - Office

Photo #
171

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 173



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (*** 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 12" pull side, non-fixed furniture.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
173



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 174



Location:
Comm. Dev. - Office

Photo #
173

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 67" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Provide coat hook at compliant height.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 175



Location:
Comm. Dev. - Office

Photo #
175

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.2; 702.1

2007 CBC 907.9.1.1

Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 4

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 176



Location:
Comm. Dev. - Office

Photo #
176

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG	4.5.1
2004 ADAAG	302.1; Advisory 302.1
2007 CBC	1124B.1
Other	-

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of:	3 EA
Total Cost	\$705
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 177



Location:
Comm. Dev. - Office

Photo #
173

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 4 power outlets and 1 data port between 12" & 14" AFF.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of:	5 EA
Total Cost	\$1,566
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 178



Location:
Comm. Dev. - Office

Photo #
173

Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: Shelf-type desk protrudes 13 1/2" at 28 3/4" AFF.

1991 ADAAG	4.4.1
2004 ADAAG	307.2; Fig. 307.2
2007 CBC	1133B.8.6.1
Other	-

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Provide cane detectable element.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$392
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 179



Location:
Comm. Dev. - Office

Photo #
176

Field Condition

14.29A - Counter - Knee Space Height - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 27" high.

Existing Condition: Knee space at 26 3/4".

1991 ADAAG	4.32.3
2004 ADAAG	306.3.1; Fig. 306.3
2007 CBC	1122B.3; Fig. 11B-13
Other	-

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Raise desk top.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 180



Location:
Comm. Dev. - Office

Photo #
180

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 181



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (*** 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: Non-fixed furniture encroaches pull side door landing.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
180



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 182



Location:
Comm. Dev. - Office

Photo #
182

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type lock.

1991 ADAAG 4.13.9
2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
2007 CBC 1133B.2.5.2
Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

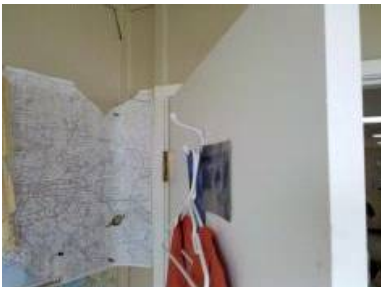
Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 183



Location:
Comm. Dev. - Office

Photo #
183

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 72" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG -
2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Relocate coat hook.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$78
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



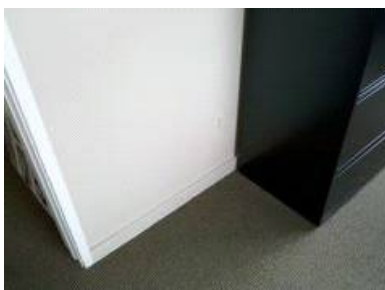
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 184



Location:
Comm. Dev. - Office

Photo #
184

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Power outlet at 13 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 185



Location:
Comm. Dev. - Office

Photo #
185

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



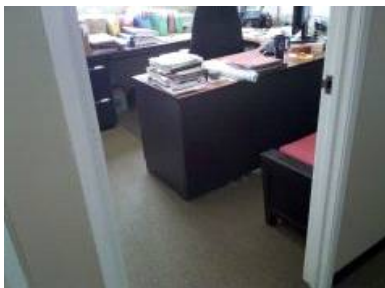
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 186



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (*** 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: Non-fixed furniture encroaches door landing at pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
186



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 187



Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

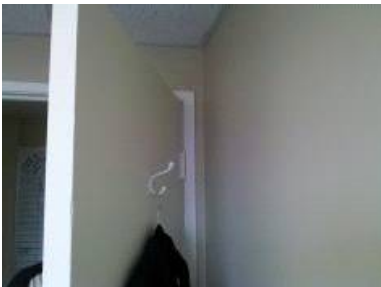
Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Office

Photo #
187

Keynote 188



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 69 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Relocate coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Office

Photo #
188



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



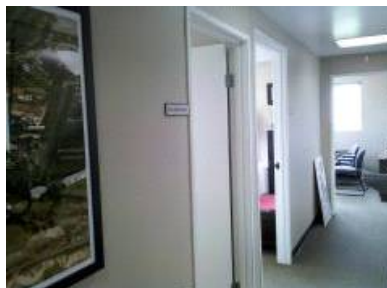
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 189



Location:
Comm. Dev. - Office

Photo #
189

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 190



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 3" maneuvering space at pull side, wall.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 190 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Location:
 Comm. Dev. - Office

Photo #
 190



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 191



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type lock.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 193 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Office

Photo #
191

Keynote 192

No photo associated

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG	4.5.1
2004 ADAAG	302.1; Advisory 302.1
2007 CBC	1124B.1
Other	-

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$235
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Office



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



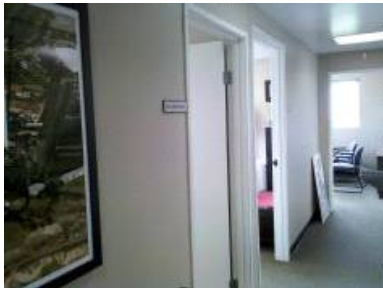
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 193



Location:
Comm. Dev. - Office

Photo #
189

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 194



Location:
Admin. - Office

Photo #
194

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.2, 3, 5, 6, 7

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: D

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 195



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition

10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1
2004 ADAAG 216.4; 703.2; 703.3; 703.4
2007 CBC 1011.3 item 1
Other -

Corrective Action

414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$392
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 196



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition

10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 7 LBF.

1991 ADAAG 4.13.11
2004 ADAAG 404.2.9
2007 CBC 1133B.2.5
Other -

Corrective Action

072B - Replace Closer - Replace door closer.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$2,349
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: B
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 197



Location: Photo #
Comm. Dev. - Back Door 197

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 198



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition

10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition: 11 LBF.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6 item 4

Other -

Corrective Action

072D - Replace Hardware with Panic Device - Replace door hardware with panic device.

Additional Comments:

Costs and Funding

Qty ...Of: 1 PER DOOR

Total Cost \$3,133

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 199



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition

10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Corrective Action

066A - Retrofit Kick plate - Provide a retrofit kick plate, 10" in height on both sides of the door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: A
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 200



Location: Photo #
Comm. Dev. - Back Door 197

Field Condition

10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.

Existing Condition:

1991 ADAAG 28 CFR 35.163(b)1
2004 ADAAG 216.6
2007 CBC 1117B.5.8.1.2
Other -

Corrective Action

404 - Entrance Sign - Provide compliant entrance sign with ISA.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$392
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 201



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Light switch at 62" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 202



Location: Photo #
Comm. Dev. - Open Office 195

Field Condition

20.03 - General Use Areas - Visual Alarms - Visual alarms are not provided at public use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies. (Visual alarms are not required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.)

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.1; Advisory 215.1; 702.1

2007 CBC 907.9.1.1

Other -

Corrective Action

383 - Visual Alarm - General Use Areas - Provide visual alarm at general use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 203



Location:
Comm. Dev. - Office

Photo #
203

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 76 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 204



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 9 1/4" pull side, CMU wall.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 203 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
203



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 205



Field Condition

11.05A - Clear Opening - Single-Leaf Door - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstop on the latch side.

Existing Condition: 26" clear.

1991 ADAAG 4.13.5
2004 ADAAG 404.2.3
2007 CBC 1133B.1.1.1.1; 1133B.2.2
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 203 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
203

Keynote 206



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: 8 1/2".

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: A
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 203 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
203



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 207



Location:
Comm. Dev. - Office

Photo #
207

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type lock.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 203 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 208



Location:
Comm. Dev. - Office

Photo #
203

Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: Twist-type lock at 48" AFF.

1991 ADAAG	4.13.9
2004 ADAAG	-
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 203 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 209

No photo associated

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Comm. Dev. - Office

Keynote 210

No photo associated

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: E

Level of Difficulty Low to Moderate

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Comm. Dev. - Office



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



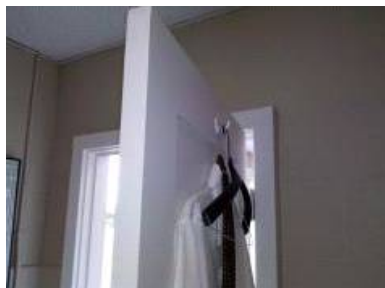
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 211



Location: Photo #
Comm. Dev. - Office 211

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 75" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Replace coat hook at compliant height.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 212



Location: Photo #
Comm. Dev. - Open Office 212

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.2; 702.1

2007 CBC 907.9.1.1

Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 213



Location:
Comm. Dev. - Office

Photo #
213

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 214



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (*** 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 51" door landing at pull side, non-fixed furniture.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
213



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 215



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition:

1991 ADAAG 4.13.9
2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
2007 CBC 1133B.2.5.2
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 213 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
215

Keynote 216



Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
213



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 217



Location: Photo #
Comm. Dev. - Break Room 217

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1
2004 ADAAG 215.2; 702.1
2007 CBC 907.9.1.1
Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4
Use: EC
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 218



Location: Photo #
Comm. Dev. - Break Room 218

Field Condition

14.37 - Kitchen Sink - Sink does not provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep).

Existing Condition:

1991 ADAAG 4.24.3
2004 ADAAG 305; 306; 606.2
2007 CBC 1115B.4.7(2); 1122B.4
Other -

Corrective Action

480A - New Counter Top and Sink - Remove existing cabinetry, and provide new counter at 34" above the finished floor. Remove and replace sink and faucet with new accessible sink and faucet. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) under the sink.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$7,832
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: B
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 219

No photo associated

Field Condition

20.03 - General Use Areas - Visual Alarms - Visual alarms are not provided at public use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies. (Visual alarms are not required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.)

Existing Condition:

1991 ADAAG 4.28.1
 2004 ADAAG 215.1; Advisory 215.1; 702.1
 2007 CBC 907.9.1.1
 Other -

Corrective Action

383 - Visual Alarm - General Use Areas - Provide visual alarm at general use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$783
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4
 Use: EC
 Severity: C
 Level of Difficulty High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By

Location:
 Comm. Dev. - Hallway

Keynote 220



Field Condition

20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)

Existing Condition: 52" AFF.

1991 ADAAG 4.27.3
 2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
 2007 CBC 1118B.4(1); 1118B.5; 1118B.6
 Other -

Corrective Action

388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$235
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4
 Use: EC
 Severity: C
 Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By

Location:
 Comm. Dev. - Hallway

Photo #
 220



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 221



Location:
Comm. Dev. - Hallway

Photo #
220

Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: Fire extinguisher protrudes 4 3/4" at 39 1/4" AFF.

1991 ADAAG 4.4.1

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.1

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 220 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 222

No photo associated

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.2; 702.1

2007 CBC 907.9.1.1

Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Office



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 223



Field Condition

11.07A - Landing - Level and Clear - Floor is not level (slope is greater than 2% in some or all directions). OR Floor is not clear within the required maneuvering space.

Existing Condition: Non-fixed furniture encroaches door landing at pull side.

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 305; 404.2.4.4

2007 CBC 1133B.2.4

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:
Comm. Dev. - Office

Photo #
223



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 224



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 2 3/4" maneuvering space at pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 225 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Location:
 Comm. Dev. - Office

Photo #
 224



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 225



Location:
Comm. Dev. - Office

Photo #
225

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 226



Location:
Comm. Dev. - Office

Photo #
226

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type lock.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 225 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 227



Field Condition

14.21B - 36" Width Standard - The accessible route of travel is not at least 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min.) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)

Existing Condition: 33" clear.

1991 ADAAG 4.3.3; Fig. 7(a)(b)
2004 ADAAG 403.5.1; Fig. 403.5.1
2007 CBC 1133B.3.1
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Moderate

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 223 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office

Photo #
223

Keynote 228

No photo associated

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1
2004 ADAAG 302.1; Advisory 302.1
2007 CBC 1124B.1
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: A
Level of Difficulty Low

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA
Total Cost \$470
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Office



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



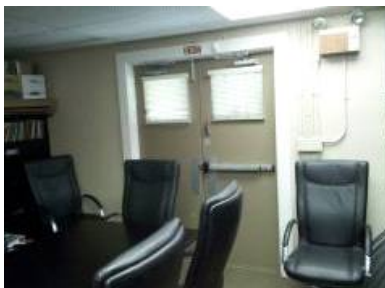
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 229



Location:
Comm. Dev. - Conference Rm

Photo #
229

Field Condition

10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1
2004 ADAAG 216.4; 703.2; 703.3; 703.4
2007 CBC 1011.3 item 1
Other -

Corrective Action

414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$392
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 230



Location:
Comm. Dev. - Conference Rm

Photo #
230

Field Condition

10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.

Existing Condition:

1991 ADAAG 28 CFR 35.163(b)1
2004 ADAAG 216.6
2007 CBC 1117B.5.8.1.2
Other -

Corrective Action

404 - Entrance Sign - Provide compliant entrance sign with ISA.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$392
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



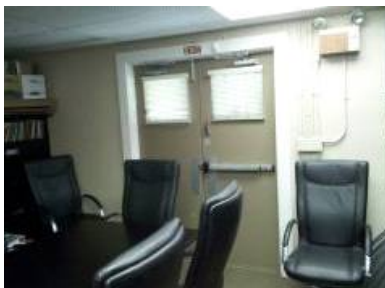
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 231



Location:
Comm. Dev. - Conference Rm

Photo #
229

Field Condition

10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition: 16 LBF.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6 item 4

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 232 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 232



Location:
Comm. Dev. - Conference Rm

Photo #
230

Field Condition

10.05 - Clear Door Opening - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstop on the latch side.

Existing Condition: 28" clear.

1991 ADAAG 4.13.5

2004 ADAAG 404.2.3; Fig. 404.2.3

2007 CBC 1133B.1.1.1.1; 1133B.2.2

Other -

Corrective Action

055B - Double Doors - Unequal Leafs - Double Doors: Provide new unequal doors with one leaf providing 32" min. clear width.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET

Total Cost \$9,398

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



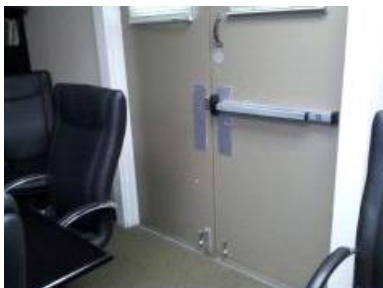
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 233



Field Condition

10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Classification

DOJ Location Type: 1
Use: EC
Severity: A
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 232 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Photo #
Comm. Dev. - Conference Rm 233

Keynote 234



Field Condition

11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)

Existing Condition: 60" AFF.

1991 ADAAG -
2004 ADAAG 404.2.11
2007 CBC -
Other -

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 232 for corrective action.

Costs and Funding

Qty ...Of: 2 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Photo #
Comm. Dev. - Conference Rm 230



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



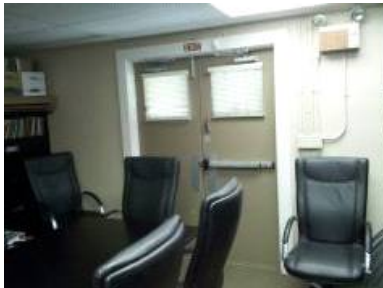
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 235



Location: Comm. Dev. - Conference Rm
Photo # 229

Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max..., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: 75" to latch.

1991 ADAAG 4.13.9

2004 ADAAG -

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 232 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 236



Location: Comm. Dev. - Conference Rm
Photo # 233

Field Condition

10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Latch.

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 232 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 237



Location:
Comm. Dev. - Conference Rm

Photo #
238

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 238



Location:
Comm. Dev. - Conference Rm

Photo #
238

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79" AFF.

1991 ADAAG 4.4.2
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.2
Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 239

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 11" maneuvering space at pull side, non-fixed furniture.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:

Comm. Dev. - Conference Rm



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



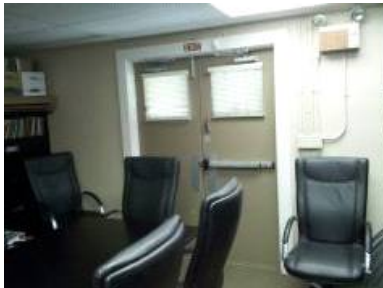
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 240



Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

Existing Condition:

1991 ADAAG 4.1.3(19)(b)
2004 ADAAG 219.2; 219.3; Tab. 219.3
2007 CBC 1104B.2 item 6
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: B
Level of Difficulty Moderate

Corrective Action

450H - Portable ALS - Provide a portable assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$4,699
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Conference Rm

Photo #
229



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 241

No photo associated

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.2; 702.1

2007 CBC 907.9.1.1

Other -

Classification

DOJ Location Type: 4

Use: EC

Severity: C

Level of Difficulty Moderate to High

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

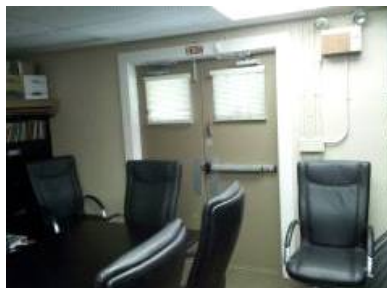
Status Not Complete As of 09/19/2011

Reported By

Location:

Comm. Dev. - Conference Rm

Keynote 242



Field Condition

14.21A - 44" Width Standard - The accessible route of travel is not at least 44" wide where the occupancy load is ? 10. (For a depth of 24" max..., clear opening width may be reduced to 32" min...) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)

Existing Condition: 21" clear around conference table and chairs.

1991 ADAAG 4.3.3; Fig. 7(a)(b)

2004 ADAAG 403.5.1; Fig. 403.5.1

2007 CBC 1133B.3.1

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Comm. Dev. - Conference Rm

Photo

229



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 243



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/8" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Comm. Dev. - Copy Rm

Photo #
243



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 244



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (*** 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 0" maneuvering space at pull side, copy machine.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Comm. Dev. - Copy Rm

Photo #
243



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 245

No photo associated

Location:
Comm. Dev. - Copy Rm

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
 2004 ADAAG 216.2; 703.1; 703.2; 703.5
 2007 CBC 1117B.5.1 item 1
 Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
 City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
 Use: PV
 Severity: E
 Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By

Keynote 246



Location:
Comm. Dev. - Copy Rm

Photo #
246

Field Condition

14.28 - Fixed/Built-in Seating, Tables or Counters - At fixed or built-in seating, tables, or counters in public or common employee areas, less than 5% of the provided seating spaces are wheelchair accessible and have a 30" by 48" clear space which overlaps an accessible route of travel. (Wheelchair accessible seating spaces are between 28" - 34" high and with knee space measuring at least 27" high, 30" wide, and 19" deep.) (These elements include study carrels and student laboratory stations.)

Existing Condition: 42 1/2" to counter top, 0" knee space.

1991 ADAAG 4.1.3(18); 4.32.1; 4.32.4
 2004 ADAAG 226.1; Advisory 226.1; 305; 306; 902.2
 2007 CBC 1122B.1
 Other -

Corrective Action

471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$5,639
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
 Use: EC
 Severity: B
 Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 247



Location:
Comm. Dev. - Copy Rm

Photo #
247

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: First aid kit at 73" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Relocate first aid kit.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 248



Location:
Comm. Dev. - Copy Rm

Photo #
243

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG 4.28.1

2004 ADAAG 215.2; 702.1

2007 CBC 907.9.1.1

Other -

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 249



Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition: Mounted on door

1991 ADAAG 4.30.6

2004 ADAAG 703.4.2

2007 CBC 1117B.5.7

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 194 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 194

Keynote 250



Field Condition

10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.

Existing Condition:

1991 ADAAG 28 CFR 35.163(b)1

2004 ADAAG 216.6

2007 CBC 1117B.5.8.1.2

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

404 - Entrance Sign - Provide compliant entrance sign with ISA.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Comm. Dev. - Copy Rm
Photo # 250



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 251



Location:
Comm. Dev. - Copy Rm

Photo #
250

Field Condition

10.05 - Clear Door Opening - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstep on the latch side.

Existing Condition: 28" clear.

1991 ADAAG 4.13.5

2004 ADAAG 404.2.3; Fig. 404.2.3

2007 CBC 1133B.1.1.1.1; 1133B.2.2

Other -

Corrective Action

055B - Double Doors - Unequal Leafs - Double Doors: Provide new unequal doors with one leaf providing 32" min. clear width.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET

Total Cost \$9,398

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 252



Location:
Admin. - Office

Photo #
252

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 77 1/2" at door

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 253



Location:
Comm. Dev. - Copy Rm

Photo #
247

Field Condition

10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 251 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 254



Location:
Admin. - Office

Photo #
254

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 2 data, 1 power strip.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

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Author: Arteaga, L

Keynote 255



Field Condition

10.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Thumb latch.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 251 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location:
Comm. Dev. - Copy Rm

Photo #
250

Status Update (check one)
 Completed ☐ In Progress ☐ Not Complete ☐ **As of** _____ **By** _____

Keynote 256



Field Condition

10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition: 6 LBF.

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6 item 4
Other	-

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 251 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location:
Comm. Dev. - Copy Rm

Photo #
247

Status Update (check one)
 Completed ☐ In Progress ☐ Not Complete ☐ **As of** _____ **By** _____



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 257



Location:
Comm. Dev. - Copy Rm

Photo #
247

Field Condition

10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 9 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 251 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 258



Location:
Comm. Dev. - Copy Rm

Photo #
247

Field Condition

10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1

2004 ADAAG 216.4; 703.2; 703.3; 703.4

2007 CBC 1011.3 item 1

Other -

Corrective Action

417 - Exit Ramp Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit ramp, provide a tactile and CA Braille exit sign with the words "EXIT RAMP UP/DOWN" mounted on the wall adjacent to the latch side of the door.

Additional Comments: Per City Hall Grounds Report, provide access to door via ramp.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 259



Location:
Comm. Dev. - Copy Rm

Photo #
250

Field Condition

11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)

Existing Condition: 54" AFF.

1991 ADAAG -

2004 ADAAG 404.2.11

2007 CBC -

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 251 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 260



Location:
Comm. Dev. - Copy Rm

Photo #
247

Field Condition

10.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Pinching latch lock.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory
404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 251 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 261



Location:
Comm. Dev. - Copy Rm

Photo #
247

Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: Latch lock at 75" AFF.

1991 ADAAG 4.13.9

2004 ADAAG -

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 251 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 262



Location:
Comm. Dev. - Copy Rm

Photo #
262

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$470

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 263



Location:
Admin. - Reception

Photo #
263

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: 2 floor mats

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$470

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 264



Location:
Admin. - Reception

Photo #
264

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: 2 twist type thermostat

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$627

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 265



Location:
Admin. - Reception

Photo #
264

Field Condition

14.28 - Fixed/Built-in Seating, Tables or Counters - At fixed or built-in seating, tables, or counters in public or common employee areas, less than 5% of the provided seating spaces are wheelchair accessible and have a 30" by 48" clear space which overlaps an accessible route of travel. (Wheelchair accessible seating spaces are between 28" - 34" high and with knee space measuring at least 27" high, 30" wide, and 19" deep.) (These elements include study carrels and student laboratory stations.)

Existing Condition:

1991 ADAAG	4.1.3(18); 4.32.1; 4.32.4
2004 ADAAG	226.1; Advisory 226.1; 305; 306; 902.2
2007 CBC	1122B.1
Other	-

Corrective Action

501A - Counter - Knee Space at Both Sides - Provide new 34" high plastic laminate-faced counter. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) at both public and employee sides of counter. Modify existing interior cabinetry to accommodate new counter.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$4,699
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 266

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 68" high brochures.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Lower brochures to 48" max.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$313
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location:
Admin. - Reception



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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 267



Field Condition

13.04A - Call Buttons - Mounting Height - The hallway call buttons are not centered at 42" above the floor.

1991 ADAAG 4.10.3

Existing Condition: 42 1/4" high at 1st flr. & 41 1/2" at 2nd flr.

2004 ADAAG 308; 407.2.1.1

2007 CBC 1116B.1.10

Other -

Corrective Action

156A - Hallway Call Buttons - Provide hallway call buttons. Install at 42" above the finished floor to center of device.

Additional Comments:

Costs and Funding

Qty ...Of: 2 PER FLOOR

Total Cost \$9,398

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Elevator
Photo # 267

Keynote 268



Field Condition

13.05B - Call Buttons - Internal Illumination - The hall call buttons are not internally illuminated with a white light over the entire surface of the button.

1991 ADAAG -

Existing Condition: illuminated w/ red light

2004 ADAAG -

2007 CBC 1116B.1.10

Other -

Corrective Action

158 - Elevators - Miscellaneous - See Additional Comments

Additional Comments: See keynote 267 for corrective action.

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Elevator
Photo # 267



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 269



Location:
Admin. - Elevator

Photo #
267

Field Condition

13.08 - Visible Hall Signals - Visible signals are not provided. OR They are provided, however they are: mounted so that the centerline is less than 72" AFF; less than 2-1/2" in the smallest dimension; or, not visible from the vicinity of the hall call button.

Existing Condition:

1991 ADAAG 4.10.4(1)(2)
2004 ADAAG 407.2.2.2
2007 CBC 1116B.1.13; Fig. 11B-40C
Other -

Corrective Action

154A - Visual Hall Signal Devices - Provide compliant visual hall signal device(s).

Additional Comments:

Costs and Funding

Qty ...Of: 2 PER FLOOR
Total Cost \$3,759
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: B
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 270



Location:
Admin. - Elevator

Photo #
270

Field Condition

13.10 - Door Jamb Signs - Braille - California Grade 2 Braille is not placed below the corresponding raised characters or symbols.

Existing Condition: Braille space to wide at 1st & 2nd floor

1991 ADAAG 4.30.4
2004 ADAAG 703.3
2007 CBC 1116B.1.14; 1117B.5.6
Other -

Corrective Action

150 - Jamb Signs / Floor Designation Signage - Provide compliant floor designation signage at all levels adjacent to elevator doors.

Additional Comments:

Costs and Funding

Qty ...Of: 2 PER FLOOR
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: PV
Severity: B
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 271



Location:
Admin. - Elevator

Photo #
271

Field Condition

13.16A - Handrail - There is no handrail installed at 32" AFF (+/-1").
Existing Condition: 31" AFF.

1991 ADAAG -

2004 ADAAG -

2007 CBC 1116B.1.11

Other -

Corrective Action

153 - Handrail - Provide new compliant handrails inside cab at two walls. Mount at 33" above the finished floor. Maintain existing non-compliant handrail(s) in place.

Additional Comments:

Costs and Funding

Qty ...Of: 1 PER PAIR

Total Cost \$3,133

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: PV

Severity: A

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 272



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 42 1/2" deep landing at pull side

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1

2007 CBC 1133B.2.4.2 Fig. 11B-26

Other -

Classification

DOJ Location Type: 2

Use: MS
Severity: C
Level of Difficulty High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

 Additional Comments: See keynote 273 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Implementation

Plan Nbr: DBB
Priority:

Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Location:
Admin. - Central Stairwell

Photo #
273



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 273



Location:
Admin. - Central Stairwell

Photo #
273

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 78 1/2" at door

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: MS

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 274



Location:
Admin. - Open Office

Photo #
274

Field Condition

11.04 - Gates - Gate does not comply with all applicable ADAAG and CBC accessibility requirements for doors. (ADAAG and CBC accessibility requirements for doors apply to gates, including ticket gates.)

Existing Condition: 18" wide gate & 26 3/4" toe space.

1991 ADAAG 4.13.3

2004 ADAAG 404.2; 404.3

2007 CBC 1133B.1.1.1.4

Other -

Corrective Action

054A - Replace Door - Remove existing door and replace with new door and door frame. Provide new accessible door hardware.

Additional Comments: replace with one compliant gate.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,832

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 275



Location:
Admin. - Open Office

Photo #
275

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist type thermostat

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6(4)
Other	-

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$313
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 276



Location:
Admin. - Open Office

Photo #
276

Field Condition

14.28 - Fixed/Built-in Seating, Tables or Counters - At fixed or built-in seating, tables, or counters in public or common employee areas, less than 5% of the provided seating spaces are wheelchair accessible and have a 30" by 48" clear space which overlaps an accessible route of travel. (Wheelchair accessible seating spaces are between 28" - 34" high and with knee space measuring at least 27" high, 30" wide, and 19" deep.) (These elements include study carrels and student laboratory stations.)

Existing Condition:

1991 ADAAG	4.1.3(18); 4.32.1; 4.32.4
2004 ADAAG	226.1; Advisory 226.1; 305; 306; 902.2
2007 CBC	1122B.1
Other	-

Corrective Action

501A - Counter - Knee Space at Both Sides - Provide new 34" high plastic laminate-faced counter. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) at both public and employee sides of counter. Modify existing interior cabinetry to accommodate new counter.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$4,699
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



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Author: Arteaga, L

Keynote 277



Location:
Admin. - Open Office

Photo #
276

Field Condition

14.29B - Counter - Knee Space Width - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 30" wide.

Existing Condition: 20" wide

1991 ADAAG 4.32.3

2004 ADAAG 306.3.5; Fig. 306.3

2007 CBC 1122B.3; Fig. 11B-13

Other -

Corrective Action

501Z - Check-Out Aisles and Sales and Service Counters - Miscellaneous - See Additional Comments

Additional Comments: See keynote 276 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

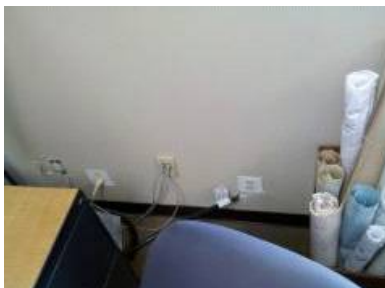
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 278



Location:
Admin. - Open Office

Photo #
278

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 12" high outlets

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 8 EA

Total Cost \$2,506

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 279



Location:
Admin. - Office

Photo #
279

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 280



Location:
Admin. - Office

Photo #
279

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG 4.30.6
2004 ADAAG 703.4.2
2007 CBC 1117B.5.7
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 279 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 281



Location:
Admin. - Office

Photo #
279

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 282



Location:
Admin. - Office

Photo #
282

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition:

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 283



Location:
Admin. - Office

Photo #
283

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 284



Location:
Admin. - Office

Photo #
283

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG 4.30.6
2004 ADAAG 703.4.2
2007 CBC 1117B.5.7
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 279 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 285



Location:
Admin. - Office

Photo #
283

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

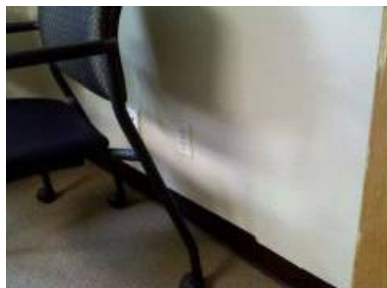
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 286



Location:
Admin. - Office

Photo #
286

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition:

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 287



Location:
Admin. - Office

Photo #
287

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG	4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.2, 3, 5, 6, 7
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 288



Location:
Admin. - Office

Photo #
287

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG	4.30.6
2004 ADAAG	703.4.2
2007 CBC	1117B.5.7
Other	-

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 279 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 289



Location:
Admin. - Office

Photo #
287

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 290



Location:
Admin. - Office

Photo #
290

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition:

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 291



Location:
Admin. - Office

Photo #
291

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 292



Location:
Admin. - Office

Photo #
291

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG 4.30.6
2004 ADAAG 703.4.2
2007 CBC 1117B.5.7
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 279 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 293



Location:
Admin. - Office

Photo #
291

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 294



Location:
Admin. - Office

Photo #
294

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition:

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 295



Location:
Admin. - Office

Photo #
295

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG	4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.2, 3, 5, 6, 7
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 296



Location:
Admin. - Office

Photo #
295

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG	4.30.6
2004 ADAAG	703.4.2
2007 CBC	1117B.5.7
Other	-

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 279 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 297



Location:
Admin. - Office

Photo #
295

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 298

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 outlets.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 299



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 302 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 299

Keynote 300



Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.2, 3, 5, 6, 7

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: D

Level of Difficulty Low to Moderate

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 300



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 301



Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG 4.30.6

2004 ADAAG 703.4.2

2007 CBC 1117B.5.7

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 300 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
300

Keynote 302



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
302



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 303



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 outlets

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

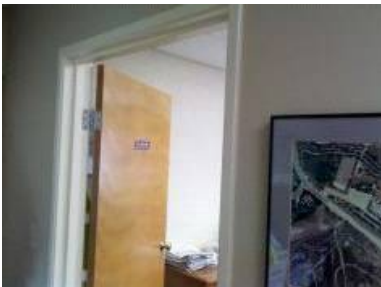
Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 303

Keynote 304



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition:

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 308 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 304



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 305



Location:
Admin. - Office

Photo #
304

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 306



Location:
Admin. - Office

Photo #
304

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG 4.30.6
2004 ADAAG 703.4.2
2007 CBC 1117B.5.7
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 305 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 307



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 outlet & 3 Data, 1 thermostat

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments: Also provide one compliant thermostat

Costs and Funding

Qty ...Of: 7 EA

Total Cost \$2,193

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
307

Keynote 308



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
304



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 309



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition:

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 313 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

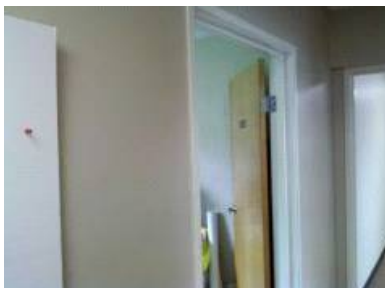
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Admin. - Office
Photo # 309

Keynote 310



Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG	4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.2, 3, 5, 6, 7
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Admin. - Office
Photo # 309



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 311



Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG 4.30.6

2004 ADAAG 703.4.2

2007 CBC 1117B.5.7

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 310 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 309

Keynote 312



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 outlet & 3 data

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 6 EA

Total Cost \$1,880

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 312



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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 313



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:
Admin. - Office

Photo #
309



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 314



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 4" push side

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1

2007 CBC 1133B.2.4.2 Fig. 11B-26

Other -

Classification

DOJ Location Type: 2

Use: EW
Severity: C
Level of Difficulty Moderate to High

Corrective Action

062 - Motorized Opener - Disable existing closer(s), and provide new motorized door opener(s) with closer(s), operated by pedestal mounted door control pad(s).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,832

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Implementation

Plan Nbr: DBB
Priority:

Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Location:

Admin. - Conf.

Photo #

314



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 315



Location: Admin. - Conf.
Photo # 314

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition:

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 319 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 316



Location: Admin. - Conf.
Photo # 314

Field Condition

11.13B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition:

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6 item 4
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 319 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



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Author: Arteaga, L

Keynote 317



Field Condition

11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).

Existing Condition:

1991 ADAAG 4.13.10

2004 ADAAG 404.2.8.1

2007 CBC 1133B.2.5.1

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 319 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Conf.
Photo # 314

Keynote 318



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition:

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 319 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Conf.
Photo # 314



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 319



Location: Admin. - Conf.
Photo # 314

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

1991 ADAAG 4.4.2

Existing Condition: 79" high at door

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 320



Location: Admin. - Conf.
Photo # 320

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

1991 ADAAG 4.13.9

Existing Condition:

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

067A - Replace Knob(s) with Lever Hardware - Remove knobs and existing latch and lock set. Provide new levers with new latch and lock sets.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA SET

Total Cost \$3,759

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: MS

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 321



Location: Admin. - Conf.
Photo # 321

Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: 16" deep at 31" high audio equipment

1991 ADAAG 4.4.1
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.1
Other -

Corrective Action

862D - Wing Walls - Construct wing walls around protruding object.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 322



Location: Admin. - Conf.
Photo # 321

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 5 outlets, 4 data, 3 audio

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG -
2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 12 EA
Total Cost \$3,759
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 323



Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: twist type thermostat

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Conf.
Photo # 321

Keynote 324



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition:

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

067A - Replace Knob(s) with Lever Hardware - Remove knobs and existing latch and lock set. Provide new levers with new latch and lock sets.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET

Total Cost \$1,880

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: MS

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Conf.
Photo # 324



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 325



Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

Existing Condition:

1991 ADAAG	4.1.3(19)(b)
2004 ADAAG	219.2; 219.3; Tab. 219.3
2007 CBC	1104B.2 item 6
Other	-

Classification

DOJ Location Type:	2
Use:	GS
Severity:	B
Level of Difficulty	Moderate

Corrective Action

450G - FM Radio Frequency ALS - Provide wireless FM radio frequency assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$7,832
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/19/2011
Reported By	

Location:
Admin. - Conf.

Photo #
325



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 326



Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: 4" at 53" high LCD screen

1991 ADAAG	4.4.1
2004 ADAAG	307.2; Fig. 307.2
2007 CBC	1133B.8.6.1
Other	-

Classification

DOJ Location Type: 2

Use: GS

Severity: A

Level of Difficulty Moderate

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: provide wider table under LCD screen.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location: Admin. - Conf. **Photo #** 326

Keynote 327



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition:

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Classification

DOJ Location Type: 2

Use: GS

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: provide compliant projector screen.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$783
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location: Admin. - Conf. **Photo #** 326



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 328



Location: Admin. - East Stairwell
Photo # 328

Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 7 lb.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 333 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: GS

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 329



Location: Admin. - East Stairwell
Photo # 328

Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 333 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: GS

Severity: A

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 330



Field Condition

11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)

Existing Condition: 59 3/4" high

1991 ADAAG -
2004 ADAAG 404.2.11
2007 CBC -
Other -

Classification

DOJ Location Type: 2
Use: GS
Severity: C
Level of Difficulty Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 333 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Photo #
Admin. - East Stairwell 328

Keynote 331



Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Classification

DOJ Location Type: 2
Use: GS
Severity: E
Level of Difficulty Low to Moderate

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Photo #
Admin - East Stairwell 331



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 332



Location:
Admin. - East Stairwell

Photo #
328

Field Condition

11.20A - Exit Enclosure / Passageway - Required Exit Route Sign - At exit access door that leads to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway, there is no tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1
2004 ADAAG 216.4; 703.2; 703.3; 703.4
2007 CBC 1011.3 item 3
Other -

Corrective Action

414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$392
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: GS
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 333



Location:
Admin. - East Stairwell

Photo #
328

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 79" at door

1991 ADAAG 4.4.2
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.2
Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: GS
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 334



Location:
Admin. - East Stairwell

Photo #
334

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 78 1/2" at door

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: MS

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 335



Location:
Admin. - East Stairwell

Photo #
334

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition:

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory
404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 334 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: MS

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 336



Field Condition

10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.

1991 ADAAG 28 CFR 35.163(b)1

Existing Condition:

2004 ADAAG 216.6

2007 CBC 1117B.5.8.1.2

Other -

Classification

DOJ Location Type: 1

Use: GS

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

404 - Entrance Sign - Provide compliant entrance sign with ISA.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Admin. - East exit doors 336

Keynote 337



Field Condition

10.07A - Landing - Level and Clear - Floor is not level (slope is greater than 2% in some or all directions). OR Floor is not clear within the required maneuvering space.

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 305; 404.2.4.4

Existing Condition: 3.0% @ threshold & 2.7% at landing

2007 CBC 1133B.2.4

Other -

Classification

DOJ Location Type: 1

Use: GS

Severity: C

Level of Difficulty High

Corrective Action

077B - Modify Door Landing - Modify floor or paving to provide level landing.

Additional Comments:

Costs and Funding

Qty ...Of: 25 SF

Total Cost \$1,371

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Photo #
Admin. - East exit doors 336



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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 338



Field Condition

10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 10 lbs.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Classification

DOJ Location Type: 1

Use: GS

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 342 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - East exit doors
Photo # 336

Keynote 339



Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition:

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Classification

DOJ Location Type: 1

Use: GS

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 342 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - East exit doors
Photo # 336



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 340



Field Condition

11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).

Existing Condition: 2.5 secs.

1991 ADAAG 4.13.10

2004 ADAAG 404.2.8.1

2007 CBC 1133B.2.5.1

Other -

Classification

DOJ Location Type: 1

Use: GS

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 342 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - East exit doors
Photo # 336

Keynote 341



Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: 2 floor mats

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 1

Use: GS

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

075B - Surface-Mounted Walk-Off Mat - Remove existing walk-off mat and replace with new surface-mounted walk-off mat. Permanently attach mat to floor. Edges of mat shall be beveled with a slope no greater than 1:2 or shall not exceed 1/4" in height.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - East exit doors
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Author: Arteaga, L

Keynote 342



Location: Admin. - East exit doors
Photo # 336

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 78 1/2" at doors

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$23,495

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: GS

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 343



Location: Admin. - East Stairwell
Photo # 343

Field Condition

20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)

Existing Condition: 64" high

1991 ADAAG 4.27.3

2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1

2007 CBC 1118B.4(1); 1118B.5; 1118B.6

Other -

Corrective Action

388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: GS

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 344



Location:
Admin. - East Stairwell

Photo #
344

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition:

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 345 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	4
Use:	MS
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 345



Location:
Admin - East Stairwell

Photo #
344

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 78 1/2" at door

1991 ADAAG	4.4.2
2004 ADAAG	307.2; Fig. 307.2
2007 CBC	1133B.8.6.2
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	4
Use:	MS
Severity:	A
Level of Difficulty	High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 346



Field Condition

08.04B - Interior Stairs - Color Strip Standards - Contrasting color strips are not compliant. (At interior stairs, CBC Standards require a solid contrasting color strip 2" wide parallel to and not more than 1" away from the nosing on the upper approach and the lower tread of the stairway. The strip shall be of material that is at least as slip resistant as the other treads of the stair.)

Existing Condition: 43" x 4

1991 ADAAG -

2004 ADAAG -

2007 CBC 1133B.4.4

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

255C - Paint-Applied Warning Striping - Top and Bottom - Paint 2" wide stripes a maximum of 1" from tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Apply epoxy paint of clearly contrasting color (70% minimum contrast) with band grit to achieve compliant slip resi

Additional Comments:

Costs and Funding

Qty ...Of: 16 LF

Total Cost \$200

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - East Stair

Photo #
346

Keynote 347



Field Condition

08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition:

1991 ADAAG 4.9.4(2)

2004 ADAAG 505.10; 505.10.2; Fig. 505.10.2

2007 CBC 1133B.4.2.2

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - East Stair

Photo #
347



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 348



Location:
Admin. - East Stair

Photo #
347

Field Condition

08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition:

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.3; Fig. 505.10.3
2007 CBC	1133B.4.2.2
Other	-

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Keynote 349



Location:
Admin. - East Stair

Photo #
347

Field Condition

08.09E - Handrails - Height above Stair Nosings - The tops of handrails are not between 34" and 38" above the stair nosings.

Existing Condition:

1991 ADAAG	4.9.4(5)
2004 ADAAG	505.4; Advisory 505.4; Fig. 505.4
2007 CBC	1133B.4.2.1
Other	-

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 350



Field Condition

08.10A - Profile of Handrails - The diameter of the handrail is not between 1-1/4" and 1-1/2" in cross-sectional nominal dimension. OR The shape does not provide an equivalent gripping surface (equivalent gripping surfaces are 4" to 6-1/4" in perimeter, and 2-1/4" max. in any direction). (Note: Standard pipe sizes designated by the industry as 1-1/4" to 1-1/2" are acceptable).

Existing Condition: 2" dia.

1991 ADAAG	4.9.4; 4.26.2
2004 ADAAG	505.7.1; 505.7.2; Fig. 505.7.2
2007 CBC	1133B.4.2.6
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

241 - Wall-Mounted Stair Handrails - Provide new wall-mounted handrails. Handrails shall be of powder coated steel tubing 1 1/2" outside diameter mounted 36" above the nosing of the stair treads. Handrails shall extend a minimum of 12" beyond the top nosing and to extend a minimum of tread w

Additional Comments:

Costs and Funding

Qty ...Of:	40 LF
Total Cost	\$9,398
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. - East Stair

Photo #
350

Keynote 351



Field Condition

08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)

Existing Condition: 2" clr.

1991 ADAAG	4.9.5(3)
2004 ADAAG	505.5
2007 CBC	1133B.4.2.5
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. - East Stair

Photo #
351



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 352



Location:
Admin. - East Stair

Photo #
352

Field Condition

08.11A - 48" Stairway Width Standard - Stairway serving an area of rescue assistance is less than 48" wide between handrails.

Existing Condition: 35" wide.

1991 ADAAG 4.3.11.3

2004 ADAAG -

2007 CBC 1007.3; 1007.6

Other -

Corrective Action

257A - Replace Stairs - Replace stairs to comply with rise/run requirements.

Additional Comments:

Costs and Funding

Qty ...Of: 2 PER RUN

Total Cost \$23,495

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 353



Location:
Admin. - East Stair

Photo #
347

Field Condition

08.13A - Guards - Where drop exceeds 30", a min.. 42" high guard has not been provided as a vertical barrier along the open edges of ramp or landing to prevent persons from falling off the open edge.

Existing Condition:

1991 ADAAG 4.8.7

2004 ADAAG 505.1; 505.1 Advisory

2007 CBC 1013; 1133B.5.7

Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 354



Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 12 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 505 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:
Admin. - Hallway

Photo #
354



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 355



Field Condition

11.21A - Required Exit Route Sign - At exit access door from an interior room or area that is required to have a visual exit sign, there is no tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door. (Visual exit signs are required when two or more exits are required. Generally, all occupants shall have access to two exits from a floor (CBC Table 1019.1). Exceptions: a) Single story building with maximum occupant load of 49 and less than 75 ft travel distance to exit (CBC Table 1019.2), and b) Two story building with maximum occupant load of 30 occupants per floor and maximum travel distance of 75 ft to exit. (CBC Table 1019.2). Two exit access doors are required from an office tenant space when the occupant load exceeds 49.)

Existing Condition:

1991 ADAAG	4.1.3(16); 4.30.1
2004 ADAAG	216.4; 703.2; 703.3; 703.4
2007 CBC	1011.3 item 4
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

415 - Exit Route Sign - At exit door identified with an illuminated EXIT sign and leading into an exit corridor, hallway, or space, provide a tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$392
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/19/2011
Reported By	

Location:
Admin. - Hallway

Photo #
354



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 356



Location: Admin. - Hallway
Photo # 356

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG 4.13.9
2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
2007 CBC 1133B.2.5.2
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 505 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 357



Location: Admin. - Hallway
Photo # 357

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: First aid kit at 65" AFF & infection control kit at 78" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG -
2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Relocate first aid & infection control kits.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$78
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 358



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Security pad at 61 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Hallway

Photo #
354



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Author: Arteaga, L

Keynote 359



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 42 1/2" landing at push side, 51 1/2" landing at pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Stairwell

Photo #
359



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 360



Location:
Admin. - Stairwell

Photo #
359

Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 6 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 359 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 361



Location:
Admin. - Stairwell

Photo #
361

Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: Key pad at 47 3/4" AFF.

1991 ADAAG 4.13.9

2004 ADAAG -

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 359 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 362



Location:
Admin. - Stairwell

Photo #
361

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 78 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 359 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 363



Location:
Admin. - Stairwell

Photo #
365

Field Condition

08.04B - Interior Stairs - Color Strip Standards - Contrasting color strips are not compliant. (At interior stairs, CBC Standards require a solid contrasting color strip 2" wide parallel to and not more than 1" away from the nosing on the upper approach and the lower tread of the stairway. The strip shall be of material that is at least as slip resistant as the other treads of the stair.)

Existing Condition: 46" X 4.

1991 ADAAG -

2004 ADAAG -

2007 CBC 1133B.4.4

Other -

Corrective Action

255C - Paint-Applied Warning Striping - Top and Bottom - Paint 2" wide stripes a maximum of 1" from tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Apply epoxy paint of clearly contrasting color (70% minimum contrast) with band grit to achieve compliant slip resi

Additional Comments:

Costs and Funding

Qty ...Of: 16 LF

Total Cost \$200

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 364



Field Condition

08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: Extensions not provided.

1991 ADAAG 4.9.4(2)
2004 ADAAG 505.10; 505.10.2; Fig. 505.10.2
2007 CBC 1133B.4.2.2
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 366 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Admin. - Stairwell
Photo # 364



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 365



Field Condition

08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: Extensions not provided.

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.3; Fig. 505.10.3
2007 CBC	1133B.4.2.2
Other	-

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 366 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location: Admin. - Stairwell
Photo # 273

Keynote 366



Field Condition

08.10A - Profile of Handrails - The diameter of the handrail is not between 1-1/4" and 1-1/2" in cross-sectional nominal dimension. OR The shape does not provide an equivalent gripping surface (equivalent gripping surfaces are 4" to 6-1/4" in perimeter, and 2-1/4" max. in any direction). (Note: Standard pipe sizes designated by the industry as 1-1/4" to 1-1/2" are acceptable).

Existing Condition: 1 3/4" diameter.

1991 ADAAG	4.9.4; 4.26.2
2004 ADAAG	505.7.1; 505.7.2; Fig. 505.7.2
2007 CBC	1133B.4.2.6
Other	-

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Corrective Action

230A - Wall-Mounted Handrails - Provide new handrails, wall mounted.

Additional Comments:

Costs and Funding

Qty ...Of:	48 LF
Total Cost	\$11,277
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location: Admin. - Stairwell
Photo # 364



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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 367



Field Condition

08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)

Existing Condition: 2" clear.

1991 ADAAG 4.9.5(3)

2004 ADAAG 505.5

2007 CBC 1133B.4.2.5

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 366 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Stairwell
Photo # 359

Keynote 368



Field Condition

08.11A - 48" Stairway Width Standard - Stairway serving an area of rescue assistance is less than 48" wide between handrails.

Existing Condition: 39 3/4" clear.

1991 ADAAG 4.3.11.3

2004 ADAAG -

2007 CBC 1007.3; 1007.6

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Corrective Action

257A - Replace Stairs - Replace stairs to comply with rise/run requirements.

Additional Comments:

Costs and Funding

Qty ...Of: 2 PER RUN

Total Cost \$23,495

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Stairwell
Photo # 368



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 369



Location: Admin. - Stairwell
Photo # 369

Field Condition

08.13A - Guards - Where drop exceeds 30", a min.. 42" high guard has not been provided as a vertical barrier along the open edges of ramp or landing to prevent persons from falling off the open edge.

Existing Condition: Not provided.

1991 ADAAG 4.8.7
 2004 ADAAG 505.1; 505.1 Advisory
 2007 CBC 1013; 1133B.5.7
 Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 366 for corrective action.

Costs and Funding

Qty ...Of: 14 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
 Use: EC
 Severity: A
 Level of Difficulty High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By

Keynote 370



Location: Admin. - Stairwell
Photo # 364

Field Condition

08.09E - Handrails - Height above Stair Nosings - The tops of handrails are not between 34" and 38" above the stair nosings.

Existing Condition: 32" above nosing.

1991 ADAAG 4.9.4(5)
 2004 ADAAG 505.4; Advisory 505.4; Fig. 505.4
 2007 CBC 1133B.4.2.1
 Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 366 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
 Use: EC
 Severity: C
 Level of Difficulty High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



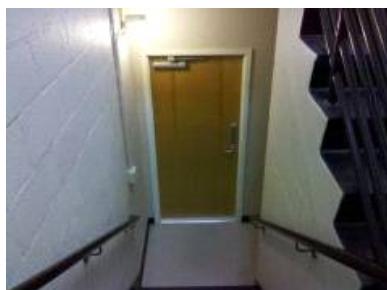
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 371



Location:
Admin. - Stairwell

Photo #
359

Field Condition

08.15 - Landing Size - Landing depth in the direction of travel is not at least equal to the width of the stairway.

Existing Condition: 42 1/2" bottom landing.

1991 ADAAG -

2004 ADAAG -

2007 CBC 1009.4

Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 359 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 372



Location:
Admin. - Office

Photo #
372

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 373



Location:
Admin. - Office

Photo #
372

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 374



Location:
Admin. - Office

Photo #
372

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition: On door.

1991 ADAAG 4.30.6
2004 ADAAG 703.4.2
2007 CBC 1117B.5.7
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 373 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 375



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 372 corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location: Admin. - Office
Photo # 372

Keynote 376



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 5 power outlets.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of:	5 EA
Total Cost	\$1,566
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location: Admin. - Office
Photo # 376



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 377



Location:
Admin. - Men's Restroom

Photo #
377

Field Condition

16.04 - Accessible Path of Travel - Toilet room is not located on an accessible route of travel.

Existing Condition:

1991 ADAAG 4.22.1

2004 ADAAG 206.2.4; Advisory 206.2.4

2007 CBC 1115B.1

Other -

Corrective Action

092 - Concrete Ramp - Provide exterior concrete ramp. The ramp slope shall not exceed 8.33% along the POT and cross slope shall not exceed 2%.

Additional Comments: Provide ramp to restrooms and storage room.

Costs and Funding

Qty ...Of: 116 SF

Total Cost \$2,907

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 378



Location:
Admin. - Men's Restroom

Photo #
378

Field Condition

16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 395 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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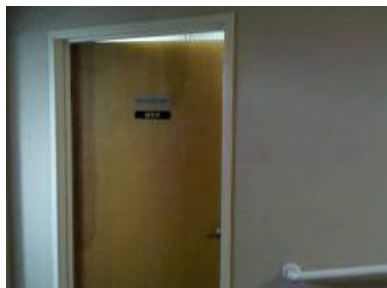
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 379



Location:
Admin. - Men's Restroom

Photo #
379

Field Condition

16.13A - Men's RR Geometric Symbol Signage - Triangle - Doorway leading to a men's toilet room is not identified by an equilateral triangle 1/4" thick with edges 12" long. OR Equilateral triangle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition:

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.6
Other -

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

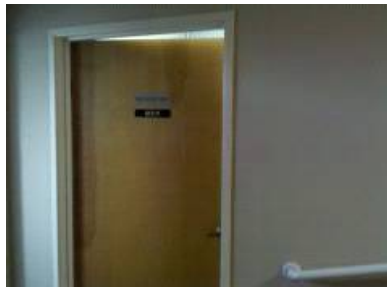
Classification

DOJ Location Type: 3
Use: EC
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 380



Location:
Admin. - Men's Restroom

Photo #
379

Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1(1)
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 379 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 381



Location:
Admin. - Men's Restroom

Photo #
379

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

1991 ADAAG 4.1.3(16)(b)

Existing Condition:

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 379 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 382



Location:
Admin. - Men's Restroom

Photo #
382

Field Condition

16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)

1991 ADAAG 4.22.3; Fig 3

2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1

Existing Condition: 51" diameter.

2007 CBC 1115B.3.1(1); 1115B.3.2(1)

Other -

Corrective Action

330 - New Single Occupant Restroom - Retrofit existing room(s) to provide new accessible single occupant restroom with new toilet, lavatory, and restroom accessories.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$23,495

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 383



Location: Admin. - Men's Restroom
Photo # 382

Field Condition

16.42 - 28" Wide Standard - Side Transfer Space - Where the WC is not in a stall and there is another fixture alongside the toilet, the clear floor space is less than 28" wide.

Existing Condition: 25" clear.

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.4.1(1); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: B
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 384



Location: Admin. - Men's Restroom
Photo # 384

Field Condition

16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.

Existing Condition: 17 1/2" from side wall.

1991 ADAAG 4.22.4
2004 ADAAG -
2007 CBC 1115B.4.1(1)
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Author: Arteaga, L

Keynote 385



Location:
Admin. - Men's Restroom

Photo #
384

Field Condition

16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF.
Existing Condition: 15" AFF.

1991 ADAAG 4.16.3; Fig. 29(b)
2004 ADAAG 604.4
2007 CBC 1115B.4.1(4); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 386



Location:
Admin. - Men's Restroom

Photo #
384

Field Condition

16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF.
Existing Condition: 43" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG -
2007 CBC 1115B.8.3
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 387



Location:
Admin. - Men's Restroom

Photo #
384

Field Condition

16.54A - Grab Bar - Grab bar is not provided.

1991 ADAAG 4.17.6; Figs. 29 & 30

Existing Condition:

2004 ADAAG 604.5; Advisory 604.5; 609.4

2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 388



Location:
Admin. - Men's Restroom

Photo #
384

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

1991 ADAAG 4.16.6; Fig. 29(b)

2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7

2007 CBC -

Other -

Existing Condition: 20" & 51"

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 389



Field Condition

16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)

Existing Condition: Knee space not provided.

1991 ADAAG	4.22.6
2004 ADAAG	213.3.4; 606.1
2007 CBC	1115B.4.3
Other	-

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Location: Admin. - Men's Restroom
Photo # 382

Keynote 390



Field Condition

16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type faucet control.

1991 ADAAG	4.19.5; 4.27.4
2004 ADAAG	309.4; 606.4
2007 CBC	1115B.4.3(1)
Other	-

Classification

DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Location: Admin. - Men's Restroom
Photo # 382



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 391



Location: Admin. - Men's Restroom
Photo # 391

Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 56 1/2" AFF.

1991 ADAAG 4.19.6; Fig. 31
2004 ADAAG 213.3.5; 603.3; Advisory 603.3
2007 CBC 1115B.8.1
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 392



Location: Admin. - Men's Restroom
Photo # 391

Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 53" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG 308; 309
2007 CBC 1115B.8.3
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 393



Location: Admin. - Men's Restroom
Photo # 391

Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: P.T.D. protrudes 5"

1991 ADAAG 4.4.1
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.1
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 394



Location: Admin. - Men's Restroom
Photo # 394

Field Condition

16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.

Existing Condition: 75" AFF.

1991 ADAAG 4.2.5
2004 ADAAG 213.3.7; 308; 603.4
2007 CBC 1117B.8
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 382 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
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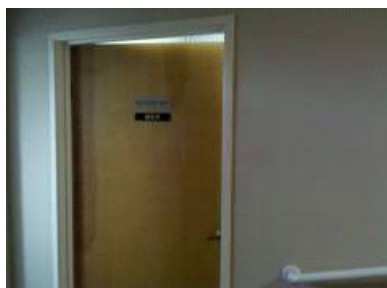
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 395



Location: Admin. - Men's Restroom
Photo # 379

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 396



Location: Admin. - Women's Restroom
Photo # 377

Field Condition

16.04 - Accessible Path of Travel - Toilet room is not located on an accessible route of travel.

Existing Condition:

1991 ADAAG 4.22.1

2004 ADAAG 206.2.4; Advisory 206.2.4

2007 CBC 1115B.1

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 377 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 397



Location: Admin. - Women's Restroom
Photo # 397

Field Condition

16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 414 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 398



Location: Admin. - Women's Restroom
Photo # 398

Field Condition

16.13B - Women's RR Geometric Symbol Signage - Circle - Doorway leading to a women's toilet room is not identified by a circle, 1/4" thick and 12" in diameter. OR Circle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition:

1991 ADAAG	-
2004 ADAAG	-
2007 CBC	1115B.6
Other	-

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$783
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	EC
Severity:	D
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



BOA Architecture / Government Services
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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 399



Location: Admin. - Women's Restroom
Photo # 398

Field Condition

16.15B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.30.1
2004 ADAAG 216.2; Advisory 216.2; 703.1; 703.2; 703.5.
2007 CBC 1117B.5.1(1)
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 398 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 400



Location: Admin. - Women's Restroom
Photo # 398

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

Existing Condition:

1991 ADAAG 4.1.3(16)(b)
2004 ADAAG 216.8
2007 CBC 1117B.5.1(3)
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 398 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 401



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 8" to lavatory, pull side.

1991 ADAAG 4.13.6
2004 ADAAG 404.2.4.1; Table 404.2.4.1;
Fig. 404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 414 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Admin. - Women's Restroom
Photo # 401



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 402



Location: Admin. - Women's Restroom
Photo # 402

Field Condition

16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.

Existing Condition: 20" from side wall.

1991 ADAAG 4.22.4

2004 ADAAG -

2007 CBC 1115B.4.1(1)

Other -

Corrective Action

319C - Water Closet - New Location - Replace existing water closet with compliant model in new location.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,048

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 403



Location: Admin. - Women's Restroom
Photo # 402

Field Condition

16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF.

Existing Condition: 15 1/2" AFF.

1991 ADAAG 4.16.3; Fig. 29(b)

2004 ADAAG 604.4

2007 CBC 1115B.4.1(4); Fig. 11B-1A

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 402 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 404



Field Condition

16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF.

Existing Condition: 44" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG -

2007 CBC 1115B.8.3

Other -

Corrective Action

294C - Relocate Dispenser - Relocate existing dispenser on an accessible route. Patch and repair wall substrate and finishes, to match adjacent undisturbed surfaces.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$157

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 402

Keynote 405



Field Condition

16.54A - Grab Bar - Grab bar is not provided.

Existing Condition:

1991 ADAAG 4.17.6; Figs. 29 & 30

2004 ADAAG 604.5; Advisory 604.5; 609.4

2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A

Other -

Corrective Action

326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.

Additional Comments: Also, provide rear grab bar.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$1,566

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 402



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 406



Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 37" from back wall.

1991 ADAAG	4.16.6; Fig. 29(b)
2004 ADAAG	604.7; Advisory 604.7; Fig. 604.7
2007 CBC	-
Other	-

Corrective Action

325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$157
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Admin. - Women's Restroom
Photo # 402

Keynote 407



Field Condition

16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)

Existing Condition: Knee space not provided.

1991 ADAAG	4.22.6
2004 ADAAG	213.3.4; 606.1
2007 CBC	1115B.4.3
Other	-

Corrective Action

300C - Replace Lavatory - Replace existing lavatory with new compliant model.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$5,639
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Admin. - Women's Restroom
Photo # 401



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 408



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 54" AFF.

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Corrective Action

291A - Mirror - Provide new surface mounted, framed mirror, 20"x30". Install so bottom of mirror is 40" above finish floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$940
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of	09/19/2011
Reported By	

Location: Admin. - Women's Restroom
Photo # 401

Keynote 409



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 52" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Corrective Action

290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$78
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of	09/19/2011
Reported By	

Location: Admin. - Women's Restroom
Photo # 397



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 410



Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 41" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

294A - Lower Dispenser - Lower existing dispenser to 40" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 401

Keynote 411



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 414 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 398



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 412



Location: Admin. - Women's Restroom
Photo # 397

Field Condition

16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.

Existing Condition: 64" AFF.

1991 ADAAG 4.2.5

2004 ADAAG 213.3.7; 308; 603.4

2007 CBC 1117B.8

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: Lower coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 413



Location: Admin. - Women's Restroom
Photo # 402

Field Condition

14.27 - > 1/2" Changes in Level - Ramps or elevators are not used for changes in level greater than 1/2". (Lifts may only be used in certain limited situations.)

Existing Condition: 3/4" change in level,

1991 ADAAG 4.1.3(5); 4.5.2

2004 ADAAG 303.4; 406

2007 CBC 1124B.2

Other -

Corrective Action

858A - Slip-Resistant Floor - Replace existing flooring with slip-resistant flooring.

Additional Comments:

Costs and Funding

Qty ...Of: 4 SF

Total Cost \$157

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 414



Location: Admin. - Women's Restroom
Photo # 398

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

056 - Widen Door Opening - Remove existing door and replace with new door and door frame. Cut existing wall to widen door opening. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 415



Location: Admin. - Stairs
Photo # 415

Field Condition

08.04A - Interior Stairs - Color Strip - Contrasting color strips have not been provided.

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1133B.4.4

Other -

Corrective Action

255B - Carpet Warning Striping - Top and Bottom - Provide contrasting-color carpet strips a minimum of 2" in width, a maximum of 1" from the tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Stripes shall be of clearly contrasting color (70% minimum contrast)

Additional Comments:

Costs and Funding

Qty ...Of: 14 LF

Total Cost \$219

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



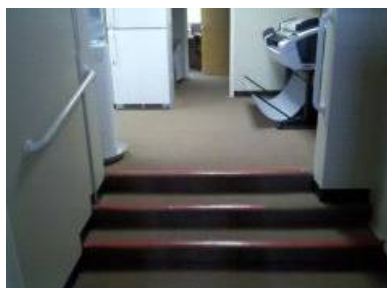
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 416



Location:
Admin. - Stairs

Photo #
415

Field Condition

08.07A - Continuous Handrails - Continuous handrails are not provided along both sides.

Existing Condition: Not provided on both sides.

1991 ADAAG 4.9.4

2004 ADAAG 504.6; 505.2

2007 CBC 1133B.4.1.1

Other -

Corrective Action

230A - Wall-Mounted Handrails - Provide new handrails, wall mounted.

Additional Comments:

Costs and Funding

Qty ...Of: 10 LF

Total Cost \$2,349

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

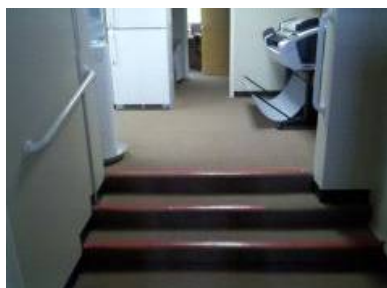
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 417



Location:
Admin. - Stairs

Photo #
415

Field Condition

08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: Not provided.

1991 ADAAG 4.9.4(2)

2004 ADAAG 505.10; 505.10.2; Fig. 505.10.2

2007 CBC 1133B.4.2.2

Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 416 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



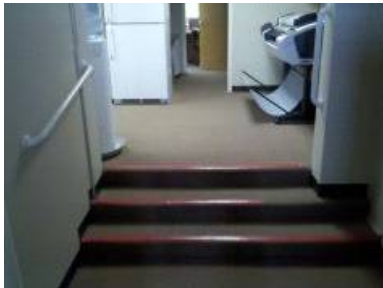
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 418



Field Condition

08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: Not provided.

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.3; Fig. 505.10.3
2007 CBC	1133B.4.2.2
Other	-

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 416 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location: Admin. - Stairs
Photo # 415

Keynote 419



Field Condition

08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)

Existing Condition: 1 3/4" clear.

1991 ADAAG	4.9.5(3)
2004 ADAAG	505.5
2007 CBC	1133B.4.2.5
Other	-

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 416 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location: Admin. - Stairs
Photo # 419



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 420



Location:
Admin. - Hallway

Photo #
420

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition:

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 421



Location:
Admin. - Hallway

Photo #
421

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 422



Location:
Admin. - Hallway

Photo #
421

Field Condition

20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)

Existing Condition: 61" AFF.

1991 ADAAG	4.27.3
2004 ADAAG	308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
2007 CBC	1118B.4(1); 1118B.5; 1118B.6
Other	-

Corrective Action

388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$235
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 423



Location:
Admin. - Hallway

Photo #
423

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 4 power outlets at 13" AFF.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of:	4 EA
Total Cost	\$1,253
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



BOA Architecture / Government Services
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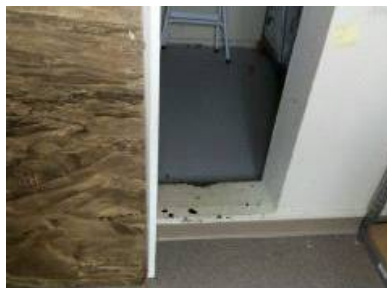
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 424



Location:
Admin. - Storage

Photo #
424

Field Condition

14.02 - Accessible Route - Accessible routes of travel do not connect the room or space to an accessible entrance within the building or facility.

Existing Condition: 5 3/4" change in level.

1991 ADAAG 4.1.3(1); 4.3.2(3)

2004 ADAAG 206.2.4; Advisory 206.2.4

2007 CBC 1114B.1.2

Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Remove concrete lip.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$3,133

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 425



Location:
Admin. - Storage

Photo #
425

Field Condition

11.30 - Other - Doors and Gates - See Additional Comments

Existing Condition: Door knob.

1991 ADAAG -

2004 ADAAG -

2007 CBC -

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 427 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 426

No photo associated

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Storage

Keynote 427



Location:
Admin. - Storage

Photo #
425

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 428



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 14" to non-fixed shelving, pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Storage

Photo #
428



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 429



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 9 3/4" pull side

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 4
Use: MS
Severity: C
Level of Difficulty Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 430 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Storage

Photo #
453



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 430



Location:
Admin. - Storage

Photo #
453

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 77 1/2" at door

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: MS

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 431



Location:
Admin. - Unisex Restrm.

Photo #
431

Field Condition

16.01 - Toilet Rooms - Toilet room does not comply with all applicable ADAAG and CBC accessibility requirements.

Existing Condition: No accessible stall.

1991 ADAAG 4.1.2(6); 4.1.3(11); 4.22.1

2004 ADAAG 213.2; Advisory 213.2

2007 CBC 1115B.1

Other -

Corrective Action

331 - New Multi Accommodation Restroom - Retrofit existing room(s) to provide new accessible multi-accommodation restroom. See floor plan for number of plumbing fixtures and layout.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$31,326

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 432



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 53 1/2" Latch pull side

1991 ADAAG 4.13.6
2004 ADAAG 404.2.4.1; Table 404.2.4.1;
Fig. 404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate to High

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Unisex Restrm.

Photo #
432



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 433



Field Condition

16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition:

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.6
Other -

Classification

DOJ Location Type: 3
Use: EC
Severity: D
Level of Difficulty Low

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Unisex Restrm.

Photo #
433

Keynote 434



Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1(1)
Other -

Classification

DOJ Location Type: 3
Use: EC
Severity: B
Level of Difficulty Low

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 433 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Unisex Restrm.

Photo #
433



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 435



Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

1991 ADAAG 4.1.3(16)(b)

Existing Condition:

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 433 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restrm.
Photo # 433

Keynote 436



Field Condition

16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)

1991 ADAAG 4.22.3; Fig 3

2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1

Existing Condition:

2007 CBC 1115B.3.1(1); 1115B.3.2(1)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restrm.
Photo # 436



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 437



Location: Admin. - Unisex Restrm.
Photo # 437

Field Condition

16.72 - Lavatory Apron Clearance - Lavatory does not provide accessible apron clearance (i.e. at least 29" clearance from the floor to the bottom of the apron).

Existing Condition: 27 1/2" high

1991 ADAAG 4.19.2; Fig. 31
 2004 ADAAG 606.3
 2007 CBC 1115B.4.3(2); Fig 11B-1D
 Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
 Use: EC
 Severity: C
 Level of Difficulty High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By

Keynote 438



Location: Admin. - Unisex Restrm.
Photo # 437

Field Condition

16.73 - Lavatory Knee Clearance - Lavatory does not provide accessible knee clearance (i.e. at least 27" clearance from the floor to the underside of the lavatory, extending 8" min... measured from the front edge underneath the lavatory back towards the wall).

Existing Condition: 25 1/4" high

1991 ADAAG 4.19.2; Fig. 31
 2004 ADAAG 306.3; Fig. 306.3
 2007 CBC 1115B.4.3(2); Fig 11B-1D
 Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
 Use: EC
 Severity: C
 Level of Difficulty High

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 439



Location: Admin. - Unisex Restrm.
Photo # 437

Field Condition

16.78 - Pipe Insulation at Lavatory - Drainpipes and hot water pipes are not insulated to protect against contact.

Existing Condition:

1991 ADAAG 4.19.4

2004 ADAAG 606.5

2007 CBC 1115B.4.3(4)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 440



Location: Admin. - Unisex Restrm.
Photo # 437

Field Condition

16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition:

1991 ADAAG 4.19.5; 4.27.4

2004 ADAAG 309.4; 606.4

2007 CBC 1115B.4.3(1)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 441



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 52 1/2" high

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Admin. - Unisex Restrm.
Photo # 437

Keynote 442



Field Condition

16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.

Existing Condition: 57" high

1991 ADAAG	4.2.5
2004 ADAAG	213.3.7; 308; 603.4
2007 CBC	1117B.8
Other	-

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location: Admin. - Unisex Restrm.
Photo # 442



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 443



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 44" high

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restrm.
Photo # 443

Keynote 444



Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 41" high

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restrm.
Photo # 437



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 445



Location: Admin. - Unisex Restrm.
Photo # 436

Field Condition

16.66 - Clear Floor Space at Urinal - There is no clear floor space at least 30" x 48" to allow a forward approach to the urinal.

Existing Condition: 43" deep clr floor space

1991 ADAAG 4.18.3
2004 ADAAG 605.3; 305.3
2007 CBC 1115B.4.2(3); 1118B.4(1); Fig. 11B-5A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: B
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 446



Location: Admin. - Unisex Restrm.
Photo # 443

Field Condition

16.65D - Urinal Flush Controls - Height - Height of urinal flush controls exceeds 44" AFF.

Existing Condition: 52" high

1991 ADAAG 4.18.4
2004 ADAAG 605.4; 604.6; Advisory 604.6
2007 CBC 1115B.4.2(2)
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 447



Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: 2 mats

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restrm.
Photo # 436

Keynote 448



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 53" high power switch

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restrm.
Photo # 448



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



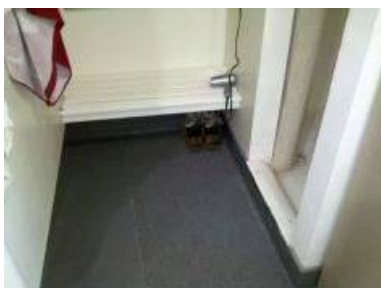
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 449



Field Condition

17.01 - Accessible Bathing or Showering Facilities - Where facilities for bathing or showering are provided, less than 1% of these facilities are accessible.

Existing Condition: Non compliant shower

1991 ADAAG 4.23.1; 4.23.8

2004 ADAAG 213.3.6

2007 CBC 1115B.2

Other -

Corrective Action

357 - Showers - Retrofit existing shower with a hand-held flexible shower spray hose 60" long, at accessible height. Provide grab bars extending along two adjacent walls, and a folding seat adjacent to the shower head.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$9,398

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

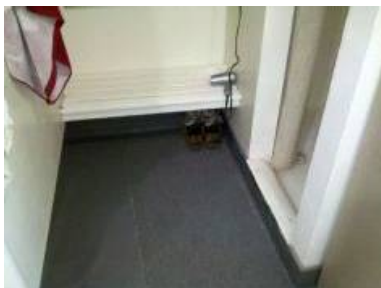
Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restrm.
Photo # 449

Keynote 450



Field Condition

18.05B - Fixed Bench Size - Fixed bench is not 24" wide and 48" long.

Existing Condition: 15"x37" bench

1991 ADAAG 4.35.4

2004 ADAAG 903.3

2007 CBC 1117B.8

Other -

Corrective Action

493 - Fixed Bench - Provide fixed bench at least 24" wide and 48" long and set 17" to 19" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restrm.
Photo # 449



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 451



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 77 1/2" at door

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 3

Use: EC

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:
Admin. - Unisex Restrm.

Photo #
433



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 452



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 6" at push side

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 455 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Hallway

Photo #
452



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 453



Location:
Admin. - Hallway

Photo #
453

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Lock on lever.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 455 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 454



Location:
Admin. - Hallway

Photo #
453

Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 9 Lb

1991 ADAAG	4.13.11
2004 ADAAG	404.2.9
2007 CBC	1133B.2.5
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 455 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 455



Location:
Admin. - Hallway

Photo #
452

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

1991 ADAAG 4.4.2

Existing Condition: 77 1/2" at door

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 456



Location:
Admin. - Office

Photo #
456

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

1991 ADAAG 4.13.9

Existing Condition:

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 459 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 457



Location:
Admin. - Office

Photo #
457

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 458



Location:
Admin. - Office

Photo #
457

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG 4.30.6
2004 ADAAG 703.4.2
2007 CBC 1117B.5.7
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 457 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 459



Location:
Admin. - Office

Photo #
459

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 460



Location:
Admin. - Office

Photo #
460

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 1 outlet, 1 power strip, & 57" high thermostat.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 461



Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition:

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: See keynote 460 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:
Admin. - Office

Photo #
460



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 462

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 5" pull side, pipes

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:

Admin. - S. Stairwell



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 463



Location:
Admin. - S. Stairwell

Photo #
463

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: knob

1991 ADAAG 4.13.9
2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
2007 CBC 1133B.2.5.2
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 464



Location:
Admin. - S. Stairwell

Photo #
463

Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 6 Lb

1991 ADAAG 4.13.11
2004 ADAAG 404.2.9
2007 CBC 1133B.2.5
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



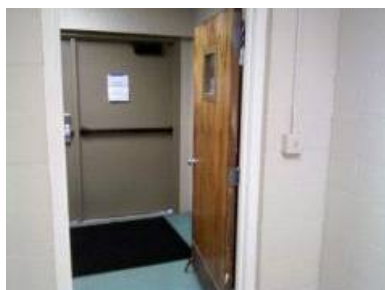
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 465



Field Condition

11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).

Existing Condition: 2 sec.

1991 ADAAG 4.13.10

2004 ADAAG 404.2.8.1

2007 CBC 1133B.2.5.1

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 468 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - S. Stairwell

Photo #
463

Keynote 466



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition:

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 468 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - S. Stairwell

Photo #
463



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 467



Location:
Admin. - S. Stairwell

Photo #
463

Field Condition

11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)

Existing Condition: 59" high

1991 ADAAG -
2004 ADAAG 404.2.11
2007 CBC -
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 468



Location:
Admin. - S. Stairwell

Photo #
468

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 77 1/2" high

1991 ADAAG 4.4.2
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.2
Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 469



Location: Admin. - S. Stairwell
Photo # 468

Field Condition

11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.
 Existing Condition: 3/4" high

1991 ADAAG 4.13.8
 2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
 2007 CBC 1133B.2.4.1
 Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 468 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
 Use: EC
 Severity: C
 Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By

Keynote 470



Location: Admin. - Private Rm.
Photo # 470

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)
 Existing Condition:

1991 ADAAG 4.13.9
 2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
 2007 CBC 1133B.2.5.2
 Other -

Corrective Action

067A - Replace Knob(s) with Lever Hardware - Remove knobs and existing latch and lock set. Provide new levers with new latch and lock sets.
 Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET
 Total Cost \$1,880
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4
 Use: MS
 Severity: C
 Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 471



Location:
Admin. - S. Stairwell Exit Doors

Photo #
471

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 65 3/4" high Security Pad.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 472



Location:
Admin. - S. Stairwell Exit Doors

Photo #
472

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor Mat

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: A

Level of Difficulty Low

Corrective Action

075B - Surface-Mounted Walk-Off Mat - Remove existing walk-off mat and replace with new surface-mounted walk-off mat. Permanently attach mat to floor. Edges of mat shall be beveled with a slope no greater than 1:2 or shall not exceed 1/4" in height.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$157

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 473



Location: Admin. - S. Stairwell Exit Doors
Photo # 472

Field Condition

10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.

1991 ADAAG 28 CFR 35.163(b)1

Existing Condition:

2004 ADAAG 216.6

2007 CBC 1117B.5.8.1.2

Other -

Corrective Action

402 - Entrance Gate Sign - Provide visual sign on or adjacent to gate with text that states "This gate is to remain locked in the open position during business/school hours or during any public function."

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$470

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 474



Location: Admin. - S. Stairwell Exit Doors
Photo # 472

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

1991 ADAAG 4.4.2

Existing Condition: 78 1/4" at door

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$23,495

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 475



Field Condition

10.09B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.

Existing Condition: 1 1/2" high

1991 ADAAG 4.13.8

2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3

2007 CBC 1133B.2.4.1

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 474 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - S. Stairwell Exit Doors
Photo # 472

Keynote 476



Field Condition

10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 8 Lb. x2

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 474 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - S. Stairwell Exit Doors
Photo # 476



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 477



Field Condition

10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition: 8 Lb. x 2

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6 item 4

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 474 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - S. Stairwell Exit Doors
Photo # 476

Keynote 478



Field Condition

10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1

2004 ADAAG 216.4; 703.2; 703.3; 703.4

2007 CBC 1011.3 item 1

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - S. Stairwell Exit Doors
Photo # 472



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 479



Field Condition

11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).

Existing Condition: 2.4 sec.

1991 ADAAG 4.13.10

2004 ADAAG 404.2.8.1

2007 CBC 1133B.2.5.1

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 474 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - S. Stairwell Exit Doors
Photo # 476

Keynote 480



Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: 47" high push pad

1991 ADAAG 4.13.9

2004 ADAAG -

2007 CBC 1133B.2.5.2

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 474 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - S. Stairwell Exit Doors
Photo # 472



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



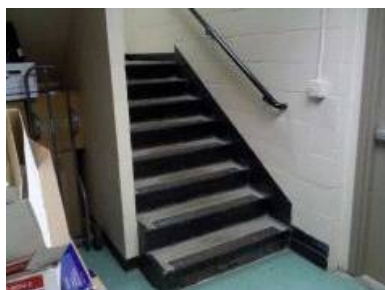
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 481



Location:
Admin. - S. Stairwell

Photo #
481

Field Condition

08.04B - Interior Stairs - Color Strip Standards - Contrasting color strips are not compliant. (At interior stairs, CBC Standards require a solid contrasting color strip 2" wide parallel to and not more than 1" away from the nosing on the upper approach and the lower tread of the stairway. The strip shall be of material that is at least as slip resistant as the other treads of the stair.)

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1133B.4.4

Other -

Corrective Action

255C - Paint-Applied Warning Striping - Top and Bottom - Paint 2" wide stripes a maximum of 1" from tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Apply epoxy paint of clearly contrasting color (70% minimum contrast) with band grit to achieve compliant slip resi

Additional Comments:

Costs and Funding

Qty ...Of: 16 LF

Total Cost \$200

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 482



Location:
Admin. - S. Stairwell

Photo #
482

Field Condition

08.07A - Continuous Handrails - Continuous handrails are not provided along both sides.

Existing Condition:

1991 ADAAG 4.9.4

2004 ADAAG 504.6; 505.2

2007 CBC 1133B.4.1.1

Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 483



Field Condition

08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: None provided

1991 ADAAG 4.9.4(2)

2004 ADAAG 505.10; 505.10.2; Fig. 505.10.2

2007 CBC 1133B.4.2.2

Other -

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Moderate to High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - S. Stairwell

Photo #
482



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 484



Location: Admin. - S. Stairwell
Photo # 482

Field Condition

08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: None provided

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.3; Fig. 505.10.3
2007 CBC	1133B.4.2.2
Other	-

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

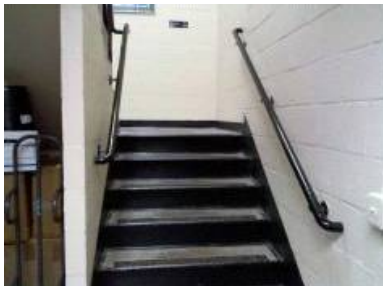
Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 485



Location: Admin. - S. Stairwell
Photo # 482

Field Condition

08.10A - Profile of Handrails - The diameter of the handrail is not between 1-1/4" and 1-1/2" in cross-sectional nominal dimension. OR The shape does not provide an equivalent gripping surface (equivalent gripping surfaces are 4" to 6-1/4" in perimeter, and 2-1/4" max. in any direction). (Note: Standard pipe sizes designated by the industry as 1-1/4" to 1-1/2" are acceptable).

Existing Condition: 1 3/4" dia

1991 ADAAG	4.9.4; 4.26.2
2004 ADAAG	505.7.1; 505.7.2; Fig. 505.7.2
2007 CBC	1133B.4.2.6
Other	-

Corrective Action

241 - Wall-Mounted Stair Handrails - Provide new wall-mounted handrails. Handrails shall be of powder coated steel tubing 1 1/2" outside diameter mounted 36" above the nosing of the stair treads. Handrails shall extend a minimum of 12" beyond the top nosing and to extend a minimum of tread w

Additional Comments:

Costs and Funding

Qty ...Of:	40 LF
Total Cost	\$9,398
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By



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Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 486



Field Condition

08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)

Existing Condition: 2 1/8" clr

1991 ADAAG 4.9.5(3)
2004 ADAAG 505.5
2007 CBC 1133B.4.2.5
Other -

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Moderate to High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See keynote 485 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

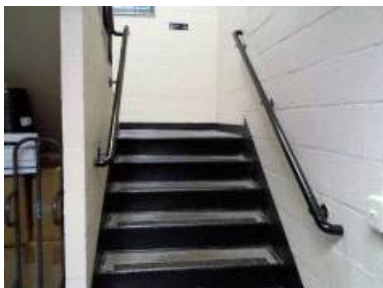
Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Admin. - S. Stairwell
Photo # 482

Keynote 487



Field Condition

08.11A - 48" Stairway Width Standard - Stairway serving an area of rescue assistance is less than 48" wide between handrails.

Existing Condition: 34 3/4" high

1991 ADAAG 4.3.11.3
2004 ADAAG -
2007 CBC 1007.3; 1007.6
Other -

Classification

DOJ Location Type: 1
Use: EC
Severity: A
Level of Difficulty Moderate to High

Corrective Action

257A - Replace Stairs - Replace stairs to comply with rise/run requirements.

Additional Comments:

Costs and Funding

Qty ...Of: 2 PER RUN
Total Cost \$23,495
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Admin. - S. Stairwell
Photo # 482



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 488



Location:
Admin. - S. Stairwell

Photo #
488

Field Condition

08.13A - Guards - Where drop exceeds 30", a min.. 42" high guard has not been provided as a vertical barrier along the open edges of ramp or landing to prevent persons from falling off the open edge.

Existing Condition:

1991 ADAAG 4.8.7
2004 ADAAG 505.1; 505.1 Advisory
2007 CBC 1013; 1133B.5.7
Other -

Corrective Action

251A - Retrofit Guardrail - Retrofit existing guardrail. Maximum vertical picket spacing shall be 4" o.c., and guardrail height shall be 42" minimum above the finished floor. Match existing material and finish.

Additional Comments:

Costs and Funding

Qty ...Of: 14 LF
Total Cost \$2,193
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: A
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 489



Location:
Admin. - S. Stairwell

Photo #
488

Field Condition

08.09E - Handrails - Height above Stair Nosings - The tops of handrails are not between 34" and 38" above the stair nosings.

Existing Condition: 29 1/2" high

1991 ADAAG 4.9.4(5)
2004 ADAAG 505.4; Advisory 505.4; Fig. 505.4
2007 CBC 1133B.4.2.1
Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See keynote 485 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 490



Location: Admin. Conference Rm.
Photo # 490

Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition:

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 495 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 491



Location: Admin. Conference Rm.
Photo # 491

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat

1991 ADAAG 4.5.1
2004 ADAAG 302.1; Advisory 302.1
2007 CBC 1124B.1
Other -

Corrective Action

075C - Remove Walk-Off Mat - Remove existing walk-off mat.
Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Low

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Author: Arteaga, L

Keynote 492



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 4 outlets

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. Conference Rm.

Photo #
492



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 493



Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

Existing Condition:

1991 ADAAG	4.1.3(19)(b)
2004 ADAAG	219.2; 219.3; Tab. 219.3
2007 CBC	1104B.2 item 6
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action

450G - FM Radio Frequency ALS - Provide wireless FM radio frequency assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$7,832
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. Conference Rm.

Photo #
493



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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 494



Location:
Admin. Conference Rm.

Photo #
490

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

411 - Room Identification Sign - Remove old room signage, if applicable, and provide a new room identification sign with contrasting raised lettering and California Grade II Braille. Install sign 60" above finish floor to center of signage on wall adjacent to latch side of door (right wa

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$392
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 495



Location:
Admin. Conference Rm.

Photo #
490

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 77 1/2" at door

1991 ADAAG 4.4.2
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.2
Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Author: Arteaga, L

Keynote 496



Location:
Admin. S. Corridor

Photo #
496

Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: 11 1/4" at 47 1/2" high Blueprint hanger

1991 ADAAG 4.4.1
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.1
Other -

Corrective Action

862D - Wing Walls - Construct wing walls around protruding object.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 497



Location:
Admin. Office

Photo #
497

Field Condition

14.33 - Electrical Switches - The grip of the operating handle of electrical controls or switches intended to be used by occupants of the room or area is not centered at 48" above the floor or working platform. (This requirement applies to controls for lighting and receptacle outlets, appliances, and cooling, heating and ventilating equipment.)

Existing Condition: Thermostat twist type.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1; 309.3
2007 CBC 1117B.6(5.1)
Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

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Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 498



Location:
Admin. Office

Photo #
498

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 499



Location:
Admin. Office

Photo #
498

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG 4.30.6
2004 ADAAG 703.4.2
2007 CBC 1117B.5.7
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 498 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 500



Location:
Admin. Office

Photo #
497

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: knob

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 501



Location:
Admin. Office

Photo #
501

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: 3 floor mats

1991 ADAAG	4.5.1
2004 ADAAG	302.1; Advisory 302.1
2007 CBC	1124B.1
Other	-

Corrective Action

075C - Remove Walk-Off Mat - Remove existing walk-off mat.

Additional Comments: Remove mats

Costs and Funding

Qty ...Of:	3 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 502



Location:
Admin. Office

Photo #
502

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 outlets

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 503



Location:
Admin. Office

Photo #
497

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 53" high panel

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 504



Location:
Admin. Receptionist

Photo #
504

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: 77 1/2" at door

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 505



Location:
Admin. - Hallway

Photo #
354

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 506

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 2 outlets.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. S. Corridor

Keynote 507



Field Condition

20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)

Existing Condition: 61" high.

1991 ADAAG 4.27.3

2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1

2007 CBC 1118B.4(1); 1118B.5; 1118B.6

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. S. Corridor

Photo

490



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 508



Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: Shelf-type desk protrudes 31" at 29 1/2" AFF.

1991 ADAAG 4.4.1
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.1
Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Provide cane-detectable element.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: A
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Admin. - Office
Photo # 753

Keynote 509



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 1 power outlet at 13 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG -
2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Admin. - Office
Photo # 755



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 510



Location: Admin. - Conference Room
Photo # 756

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 511



Location: Admin. - Conference Room
Photo # 757

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 510 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 512



Location: Admin. - Conference Room
Photo # 758

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 1 power outlet, 2 data ports.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 513



Location: Admin. - Conference Room
Photo # 758

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 514

No photo associated

Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

Existing Condition:

1991 ADAAG 4.1.3(19)(b)
2004 ADAAG 219.2; 219.3; Tab. 219.3
2007 CBC 1104B.2 item 6
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: B
Level of Difficulty Moderate

Corrective Action

450H - Portable ALS - Provide a portable assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$4,699
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:

Admin. - Conference Room



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 515

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 48" to large conference table at pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments: Replace large conference table with smaller model to allow door maneuvering space.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$1,566
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:

Admin. - Conference Room



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 516



Location: Admin. - Conference Room
Photo # 758

Field Condition

15B.18B - 36" Width Standard - The accessible route of travel is less than 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min..) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)

Existing Condition: 21", 22", 27 1/2", & 30 1/2" clear.

1991 ADAAG 4.3.3
2004 ADAAG 403.5.1
2007 CBC 1133B.3.1
Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 761 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 517



Location: Admin. - Copy Room
Photo # 763

Field Condition

14.36A - Counter Height - Where provided in public or common use areas, countertops are not between 28" - 34" high. (Common use areas are those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, the occupants of an office building, or the guests of such occupants).

Existing Condition: Counter top at 38" AFF.

1991 ADAAG 4.32.4
2004 ADAAG 902.3
2007 CBC 1122B.4
Other -

Corrective Action

473B - Counter Modifications - Height - Modify counter to provide accessible countertop height.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$1,566
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 518



Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6(4)
Other	-

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$313
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Copy Room

Photo #
647

Keynote 519



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Storage box at 67" AFF & mail bin at 60" AFF.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Lower storage box and mail bin.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$117
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Copy Room

Photo #
765



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 520



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (*** 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 10" maneuvering space, guard rail.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Elevator Platform

Photo #
520



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 521



Location: Admin. - Elevator Platform
Photo # 521

Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 10 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 520 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 522



Location: Admin. - Elevator Platform
Photo # 521

Field Condition

11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).

Existing Condition: 1.8 second closer.

1991 ADAAG 4.13.10

2004 ADAAG 404.2.8.1

2007 CBC 1133B.2.5.1

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 520 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 523



Location: Admin. - Elevator Platform
Photo # 520

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 78" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 520 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 524



Location: Admin. - Elevator Platform
Photo # 369

Field Condition

11.09 - Door Swings - Doors in Series - Doors in a series do not swing in the same direction. OR The doors do not swing away from each other. (2004 ADAAG permits doors to swing towards each other when the clear space between doors is at least 48" plus the width of both doors swinging into the space.)

Existing Condition: 22 1/2" between doors opening toward one another.

1991 ADAAG 4.13.7; Fig. 26

2004 ADAAG 404.2.6 Fig. 404.2.6

2007 CBC 1133B.2.4.4

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 658 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 525



Location:
Admin. - Open Office

Photo #
525

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 4 power outlets and 7 data ports at less than 15" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 11 EA

Total Cost \$3,446

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

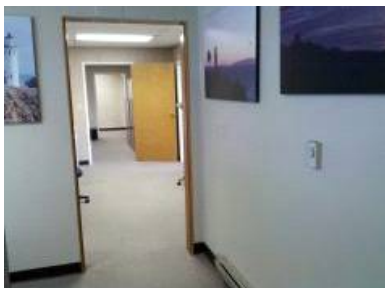
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 526



Location:
Admin. - Open Office

Photo #
526

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 527



Location:
Admin. - Open Office

Photo #
525

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 4 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 528



Location:
Admin. - Open Office

Photo #
528

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: Remove door jamb, patch and repair to match existing.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$4,699

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 529



Location:
Admin. - Open Office

Photo #
529

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 530 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 530



Location:
Admin. - Open Office

Photo #
529

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79" AFF.

1991 ADAAG	4.4.2
2004 ADAAG	307.2; Fig. 307.2
2007 CBC	1133B.8.6.2
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 531



Location:
Admin. - Open Office

Photo #
531

Field Condition

20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)

Existing Condition: 60" AFF.

1991 ADAAG	4.27.3
2004 ADAAG	308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
2007 CBC	1118B.4(1); 1118B.5; 1118B.6
Other	-

Corrective Action

388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$235
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	4
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 532



Location:
Admin. - Open Office

Photo #
532

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6(4)
Other	-

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$313
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 533



Location:
Admin. - Open Office

Photo #
533

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$705

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 534



Location:
Admin. - Open Office

Photo #
534

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 5 power outlets at less than 15" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 5 EA

Total Cost \$1,566

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 535



Location:
Admin. - Open Office

Photo #
535

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 536



Location:
Admin. - Open Office

Photo #
535

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook above required reach range limit.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 537



Location:
Admin. - Open Office

Photo #
537

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 538

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Power outlet at 14" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 539

No photo associated

Location:
Admin. - Office

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 540

No photo associated

Location:
Admin. - Office

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 1 power outlet, 1 data port at 11" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$627

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 541

No photo associated

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition:

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
 City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Office

Keynote 542



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Key lock box at 64" AFF, mail box at 62" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower lock box and mail box.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Hallway

Photo #

542



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



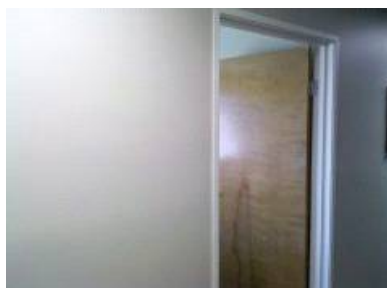
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 543



Location:
Admin. - Office

Photo #
543

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 544



Location:
Admin. - Office

Photo #
544

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4
2004 ADAAG 309.4
2007 CBC 1117B.6(4)
Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



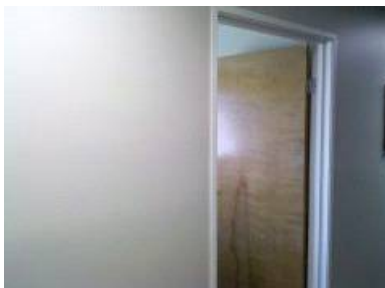
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 545



Location:
Admin. - Office

Photo #
543

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 546



Location:
Admin. - Men's Restroom

Photo #
546

Field Condition

16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 561 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 547



Location:
Admin. - Men's Restroom

Photo #
547

Field Condition

16.13A - Men's RR Geometric Symbol Signage - Triangle - Doorway leading to a men's toilet room is not identified by an equilateral triangle 1/4" thick with edges 12" long. OR Equilateral triangle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition:

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.6
Other -

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$783
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 548



Location:
Admin. - Men's Restroom

Photo #
547

Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1(1)
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 547 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 549



Location: Admin. - Men's Restroom
Photo # 547

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

1991 ADAAG 4.1.3(16)(b)

Existing Condition:

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 547 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 550



Location: Admin. - Men's Restroom
Photo # 550

Field Condition

16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.

1991 ADAAG 4.22.4

Existing Condition: 19 3/4" from side wall.

2004 ADAAG -

2007 CBC 1115B.4.1(1)

Other -

Corrective Action

319C - Water Closet - New Location - Replace existing water closet with compliant model in new location.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,048

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 551



Location: Admin. - Men's Restroom
Photo # 550

Field Condition

16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF. 1991 ADAAG 4.16.3; Fig. 29(b)

Existing Condition: 15 1/2" AFF.

2004 ADAAG 604.4

2007 CBC 1115B.4.1(4); Fig. 11B-1A

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 550 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 552



Location: Admin. - Men's Restroom
Photo # 550

Field Condition

16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF. 1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

Existing Condition: 46" AFF.

2004 ADAAG -

2007 CBC 1115B.8.3

Other -

Corrective Action

294C - Relocate Dispenser - Relocate existing dispenser on an accessible route. Patch and repair wall substrate and finishes, to match adjacent undisturbed surfaces.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$157

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 553



Location:
Admin. - Men's Restroom

Photo #
550

Field Condition

16.54A - Grab Bar - Grab bar is not provided.

1991 ADAAG 4.17.6; Figs. 29 & 30

Existing Condition:

2004 ADAAG 604.5; Advisory 604.5; 609.4

2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A

Other -

Corrective Action

326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.

Additional Comments: Also, provide rear grab bar.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$1,566

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 554



Location:
Admin. - Men's Restroom

Photo #
550

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

1991 ADAAG 4.16.6; Fig. 29(b)

2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7

Existing Condition: 39" from back wall.

2007 CBC -

Other -

Corrective Action

325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$157

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 555



Location:
Admin. - Men's Restroom

Photo #
555

Field Condition

16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)

Existing Condition: Knee space not provided.

1991 ADAAG	4.22.6
2004 ADAAG	213.3.4; 606.1
2007 CBC	1115B.4.3
Other	-

Corrective Action

296 - Lavatory Counter with Sink - Provide new 34" high counter with sink. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). under the sink. Insulate hot water and drain pipes, and provide compliant sink and faucet controls.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$5,639
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 556



Location:
Admin. - Men's Restroom

Photo #
555

Field Condition

16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type faucet controls.

1991 ADAAG	4.19.5; 4.27.4
2004 ADAAG	309.4; 606.4
2007 CBC	1115B.4.3(1)
Other	-

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 555 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 557



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 46" AFF.

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: Lower mirror.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$78
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Men's Restroom

Photo # 555

Keynote 558



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 49" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Corrective Action

290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$78
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Men's Restroom

Photo # 555



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 559



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 561 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Men's Restroom
Photo # 559

Keynote 560



Field Condition

16.83 - Coat Hook - Height - Where a coat hook is provided in an accessible stall, height of coat hook exceeds 48" AFF.

Existing Condition: Coat hook at 65" AFF.

1991 ADAAG 4.2.5

2004 ADAAG 213.3.7; 308; 603.4

2007 CBC 1117B.8

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: Lower coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Men's Restroom
Photo # 560



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 561



Location:
Admin. - Men's Restroom

Photo #
547

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 562



Location:
Admin. - Women's Restroom

Photo #
562

Field Condition

16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 578 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 563



Location:
Admin. - Women's Restroom

Photo #
563

Field Condition

16.13B - Women's RR Geometric Symbol Signage - Circle - Doorway leading to a women's toilet room is not identified by a circle, 1/4" thick and 12" in diameter. OR Circle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition:

1991 ADAAG -

2004 ADAAG -

2007 CBC 1115B.6

Other -

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: D

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 564



Location:
Admin. - Women's Restroom

Photo #
563

Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1(1)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 563 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 565



Location: Admin. - Women's Restroom
Photo # 563

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

1991 ADAAG 4.1.3(16)(b)

Existing Condition:

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 563 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 566



Location: Admin. - Women's Restroom
Photo # 566

Field Condition

16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.

1991 ADAAG 4.22.4

Existing Condition: 19" from side wall.

2004 ADAAG -

2007 CBC 1115B.4.1(1)

Other -

Corrective Action

319C - Water Closet - New Location - Replace existing water closet with compliant model in new location.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,048

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 567



Location: Admin. - Women's Restroom
Photo # 566

Field Condition

16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF. Existing Condition: 15 1/2" AFF.

1991 ADAAG 4.16.3; Fig. 29(b)
2004 ADAAG 604.4
2007 CBC 1115B.4.1(4); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 566 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 568



Location: Admin. - Women's Restroom
Photo # 566

Field Condition

16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF. Existing Condition: 46" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG -
2007 CBC 1115B.8.3
Other -

Corrective Action

294A - Lower Dispenser - Lower existing dispenser to 40" above the finished floor.
Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$78
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 569



Location: Admin. - Women's Restroom
Photo # 566

Field Condition

16.54A - Grab Bar - Grab bar is not provided.

1991 ADAAG 4.17.6; Figs. 29 & 30

Existing Condition:

2004 ADAAG 604.5; Advisory 604.5; 609.4

2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A

Other -

Corrective Action

326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.

Additional Comments: Also, provide rear grab bar.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$1,566

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 570



Location: Admin. - Women's Restroom
Photo # 566

Field Condition

16.49B - WC Flush Controls - Location - Flush controls are not located on the wide side of the WC where the clear floor space is provided.

1991 ADAAG 4.16.5

Existing Condition: Flush valve not on wide side.

2004 ADAAG 604.6; Advisory 604.6

2007 CBC 1115B.4.1(5); Fig. 11B-1A

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 566 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 571



Location: Admin. - Women's Restroom
Photo # 566

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 39" from back wall.

1991 ADAAG 4.16.6; Fig. 29(b)
2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
2007 CBC -
Other -

Corrective Action

325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$157
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 572



Location: Admin. - Women's Restroom
Photo # 572

Field Condition

16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)

Existing Condition: Knee space not provided.

1991 ADAAG 4.22.6
2004 ADAAG 213.3.4; 606.1
2007 CBC 1115B.4.3
Other -

Corrective Action

300C - Replace Lavatory - Replace existing lavatory with new compliant model.

Additional Comments: Provide wall mounted or pedestal lavatory to allow for 60" diameter circle.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$5,639
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 573



Location: Admin. - Women's Restroom
Photo # 572

Field Condition

16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type faucet controls.

1991 ADAAG 4.19.5; 4.27.4

2004 ADAAG 309.4; 606.4

2007 CBC 1115B.4.3(1)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 572 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 574



Location: Admin. - Women's Restroom
Photo # 572

Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 46" AFF.

1991 ADAAG 4.19.6; Fig. 31

2004 ADAAG 213.3.5; 603.3; Advisory 603.3

2007 CBC 1115B.8.1

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: Lower mirror.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 575



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 49" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 572

Keynote 576



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 578 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 563



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 577



Field Condition

16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.

Existing Condition: 65" AFF.

1991 ADAAG 4.2.5

2004 ADAAG 213.3.7; 308; 603.4

2007 CBC 1117B.8

Other -

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: Lower coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 577

Keynote 578



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 563



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 579



Field Condition

14.27 - > 1/2" Changes in Level - Ramps or elevators are not used for changes in level greater than 1/2". (Lifts may only be used in certain limited situations.)

Existing Condition: 1/2" change in level from carpet to vinyl flooring.

1991 ADAAG 4.1.3(5); 4.5.2

2004 ADAAG 303.4; 406

2007 CBC 1124B.2

Other -

Corrective Action

064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 563

Keynote 580



Field Condition

16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)

Existing Condition: Approx. 40" diameter circle.

1991 ADAAG 4.22.3; Fig 3

2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1

2007 CBC 1115B.3.1(1); 1115B.3.2(1)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynotes 566 & 572 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Women's Restroom
Photo # 566



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 581



Location:
Admin. - Storage Room

Photo #
581

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob and lock.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory
404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 582



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 11 1/2" push side, wall.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Stairwell

Photo #
582



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 583



Location: Admin. - Stairwell
Photo # 581

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 582 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Keynote 584



Location: Admin. - Stairwell
Photo # 581

Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG	-
2004 ADAAG	404.2.10
2007 CBC	1133B.2.6
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 582 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: A
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 585



Location: Admin. - Stairwell
Photo # 581

Field Condition

11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)

Existing Condition: 61" AFF.

1991 ADAAG -
2004 ADAAG 404.2.11
2007 CBC -
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 582 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 586



Location: Admin. - Stairwell
Photo # 581

Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 6 LBF.

1991 ADAAG 4.13.11
2004 ADAAG 404.2.9
2007 CBC 1133B.2.5
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 582 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 587



Location: Admin. - Stairwell
Photo # 581

Field Condition

11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).

Existing Condition: 2.5 second closer.

1991 ADAAG 4.13.10
 2004 ADAAG 404.2.8.1
 2007 CBC 1133B.2.5.1
 Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 582 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
 Use: PV
 Severity: A
 Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By

Keynote 588



Location: Admin. - Stairwell
Photo # 582

Field Condition

11.19A - Required Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, there is no tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1
 2004 ADAAG 216.4; 703.2; 703.3; 703.4
 2007 CBC 1011.3 item 2
 Other -

Corrective Action

416 - Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, provide a tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$392
 Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
 Use: PV
 Severity: C
 Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
 Priority:
 Planned Completion 6/30/2018
 Status Not Complete As of 09/19/2011
 Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 589



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 78 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 582 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Stairwell

Photo #
582



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Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 590



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 5" at push and pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Hallway

Photo #
590



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 591



Location:
Admin. - Hallway

Photo #
590

Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 6 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 590 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 592

No photo associated

Field Condition

11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)

Existing Condition: Keypad at 46" AFF.

1991 ADAAG 4.13.9

2004 ADAAG -

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 590 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Hallway



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 593



Location:
Admin. - Hallway

Photo #
590

Field Condition

11.13B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition: 7 LBF.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6 item 4

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 590 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 594



Location:
Admin. - Stair Well

Photo #
581

Field Condition

20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)

Existing Condition: 59" AFF.

1991 ADAAG 4.27.3

2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1

2007 CBC 1118B.4(1); 1118B.5; 1118B.6

Other -

Corrective Action

388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 4

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 595

Field Condition

14.21B - 36" Width Standard - The accessible route of travel is not at least 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min.) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)

Existing Condition: 31 1/2" clear, non-fixed partitions.

1991 ADAAG 4.3.3; Fig. 7(a)(b)
2004 ADAAG 403.5.1; Fig. 403.5.1
2007 CBC 1133B.3.1
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:

Admin. - Break Room

No photo associated

Keynote 596

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4
2004 ADAAG 309.4
2007 CBC 1117B.6(4)
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Location:

Admin. - Break Room

Photo #

596





BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



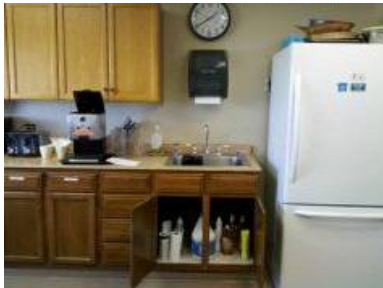
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 597



Field Condition

14.37 - Kitchen Sink - Sink does not provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep).

Existing Condition: Knee space not provided.

1991 ADAAG 4.24.3
2004 ADAAG 305; 306; 606.2
2007 CBC 1115B.4.7(2); 1122B.4
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: B
Level of Difficulty Moderate to High

Corrective Action

480A - New Counter Top and Sink - Remove existing cabinetry, and provide new counter at 34" above the finished floor. Remove and replace sink and faucet with new accessible sink and faucet. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) under the sink.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$7,832
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

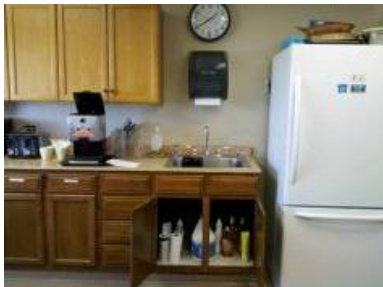
Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Break Room

Photo #
597

Keynote 598



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 54" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG 308; 309
2007 CBC 1115B.8.3
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$78
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Break Room

Photo #
597



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 599



Location: Admin. - Break Room
Photo # 596

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 2 power outlets, 1 data port at less than 15" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 600



Location: Admin. - Break Room
Photo # 600

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Vending machine coin slot at 67" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Replace vending machine with new compliant model.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,832

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 601



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Conference Room
Photo # 601

Keynote 602

No photo associated

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

411 - Room Identification Sign - Remove old room signage, if applicable, and provide a new room identification sign with contrasting raised lettering and California Grade II Braille. Install sign 60" above finish floor to center of signage on wall adjacent to latch side of door (right wa

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Conference Room



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 603



Location: Admin. - Conference Room
Photo # 603

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 604



Location: Admin. - Conference Room
Photo # 603

Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: Flat screen TV protrudes at 54" AFF.

1991 ADAAG 4.4.1

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.1

Other -

Corrective Action

862D - Wing Walls - Construct wing walls around protruding object.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA SET

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 605



Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

Existing Condition:

1991 ADAAG	4.1.3(19)(b)
2004 ADAAG	219.2; 219.3; Tab. 219.3
2007 CBC	1104B.2 item 6
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Corrective Action

450H - Portable ALS - Provide a portable assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$4,699
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete As of 09/19/2011
Reported By	

Location:
Admin. - Conference Room

Photo #
603



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 606



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 6 power outlets, 3 data ports.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 9 EA

Total Cost \$2,819

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Conference Room
Photo # 606

Keynote 607



Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 607



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 608



Location:
Admin. - Office

Photo #
607

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

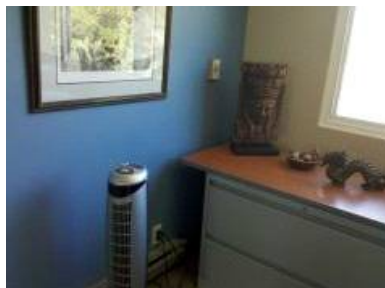
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 609



Location:
Admin. - Office

Photo #
609

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 1 power outlet, 2 data ports.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



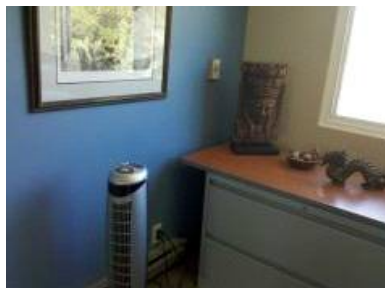
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 610



Location:
Admin. - Office

Photo #
609

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 611

No photo associated

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 612



Location:
Admin. - Office

Photo #
612

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 613



Location:
Admin. - Office

Photo #
612

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 612 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 614



Location:
Admin. - Office

Photo #
614

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.2, 3, 5, 6, 7
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: D
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 615



Location:
Admin. - Office

Photo #
614

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition: Mounted on door.

1991 ADAAG 4.30.6
2004 ADAAG 703.4.2
2007 CBC 1117B.5.7
Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 614 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 616



Location:
Admin. - Office

Photo #
614

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 5/8" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 617



Location:
Admin. - Office

Photo #
617

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 4 power outlets, 1 data port.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 5 EA

Total Cost \$1,566

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



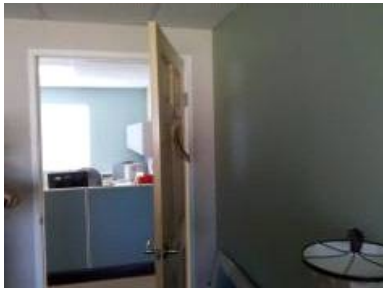
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 618



Location:
Admin. - Office

Photo #
618

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 65" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

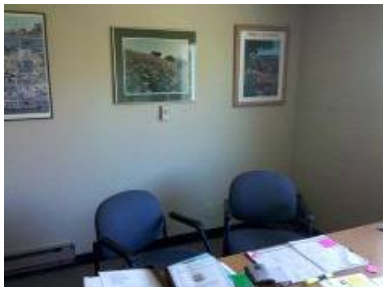
Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 619



Location:
Admin. - Office

Photo #
619

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 4 power outlets, 1 data port at 11" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 5 EA

Total Cost \$1,566

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 620



Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
620

Keynote 621



Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
619



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 622

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Office

Keynote 623



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob and twist-type locking mechanism.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory
404.2.7

2007 CBC 1133B.2.5.2

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 625 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Office

Photo #

623



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 624



Location:
Admin. - Office

Photo #
624

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 625



Location:
Admin. - Office

Photo #
624

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79" AFF.

1991 ADAAG 4.4.2
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.2
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 626



Location:
Admin. - Office

Photo #
626

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 627



Location:
Admin. - Office

Photo #
627

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 2 power outlets, 1 data port.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG -
2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA
Total Cost \$940
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 628



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (*** 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 2 1/2" pull side, non-fixed furniture.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Office

Photo #
626



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 629



Location:
Admin. - Office

Photo #
626

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 630



Location:
Admin. - Office

Photo #
630

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 631



Location:
Admin. - Office

Photo #
631

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 power outlets.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 632



Location:
Admin. - Office

Photo #
630

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 633



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has both a latch and a closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 12" pull side, wall.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 632 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Office

Photo #
633



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 634



Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
631

Keynote 635

No photo associated

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 636

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 71" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

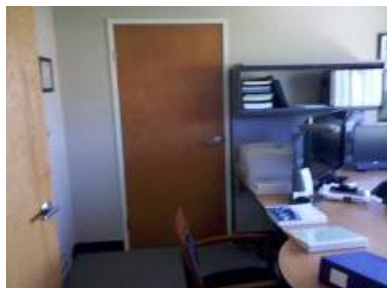
Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Keynote 637



Location:
Admin. - Office

Photo #
637

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty High

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



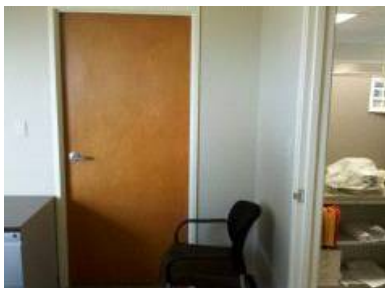
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 638



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 637 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. - Office

Photo #
638

Keynote 639



Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG	4.1.2(7)
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.1 item 1
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. - Office

Photo #
639



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



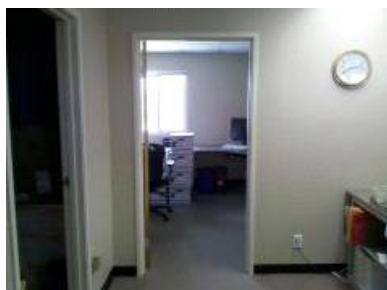
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 640



Location:
Admin. - Office

Photo #
639

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 641



Location:
Admin. - Office

Photo #
641

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 6 power outlets, 3 data ports.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 9 EA

Total Cost \$2,819

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 642



Location:
Admin. - Office

Photo #
642

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 643



Location:
Admin. - Office

Photo #
643

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 644



Location:
Admin. - Supply Room

Photo #
644

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 645



Location:
Admin. - Supply Room

Photo #
644

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/4" AFF.

1991 ADAAG 4.4.2
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.2
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 646



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 40" deep landing at pull side, non-fixed furniture.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Supply Room

Photo #
646



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 647



Location:
Admin. - Copy Room

Photo #
647

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 648



Location:
Admin. - Copy Room

Photo #
647

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: First aid kit at 66 1/2" AFF and infection control kit at 77 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Relocate first aid kit infection control kit.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 649



Location:
Admin. - Copy Room

Photo #
649

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 2 power outlets at 11" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$627

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 650



Location:
Admin. - Copy Room

Photo #
650

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Phone at 61 1/2" AFF behind obstruction and alarm key pad at 64" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments: Also, relocate phone.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



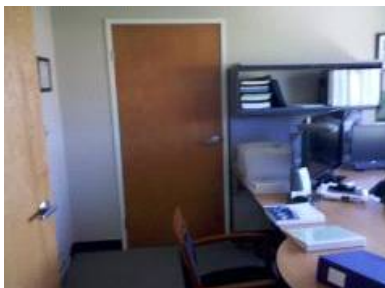
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 651



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (*** 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 2 1/2" pull side, non-fixed furniture.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Office

Photo #
637



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 652



Location:
Admin. - Hallway

Photo #
520

Field Condition

20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)

Existing Condition: 61" AFF.

1991 ADAAG 4.27.3
2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
2007 CBC 1118B.4(1); 1118B.5; 1118B.6
Other -

Corrective Action

388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$235
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

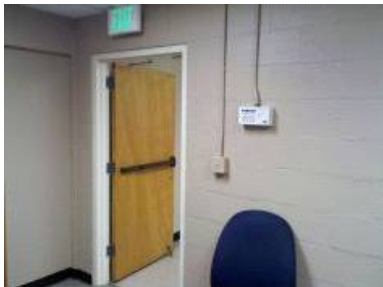
Classification

DOJ Location Type: 4
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 653



Location:
Admin. - Hallway

Photo #
653

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Security pad at 61" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG -
2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other -

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 654



Location:
Admin. - Stairwell

Photo #
654

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Thumb latch.

1991 ADAAG 4.13.9
2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
2007 CBC 1133B.2.5.2
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 658 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

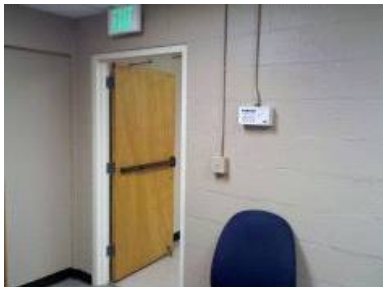
Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 655



Location:
Admin. - Stairwell

Photo #
653

Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 658 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 656



Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 10 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 658 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

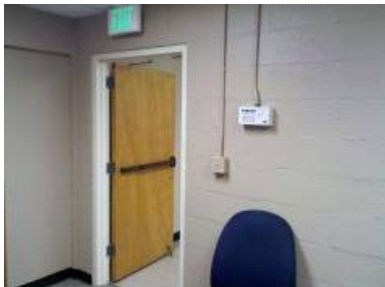
Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Stairwell
Photo # 653

Keynote 657



Field Condition

11.13B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.

Existing Condition: 7 LBF.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6 item 4

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 658 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Stairwell
Photo # 653



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 658



Location:
Admin. - Stairwell

Photo #
653

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

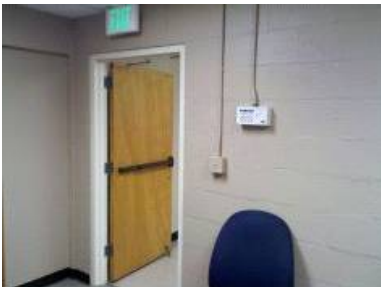
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 659



Location:
Admin. - Stairwell

Photo #
653

Field Condition

11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.

Existing Condition: Change in elevation between 1/2" & 3/4" AFF.

1991 ADAAG 4.13.8

2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3

2007 CBC 1133B.2.4.1

Other -

Corrective Action

064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



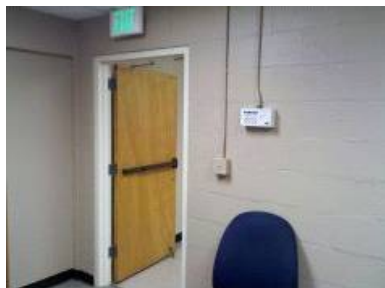
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 660



Field Condition

11.19A - Required Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, there is no tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1
2004 ADAAG 216.4; 703.2; 703.3; 703.4
2007 CBC 1011.3 item 2
Other -

Corrective Action

416 - Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, provide a tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$392
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Stairwell

Photo #
653

Keynote 661



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob.

1991 ADAAG 4.13.9
2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
2007 CBC 1133B.2.5.2
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 662 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Hallway

Photo #
661



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 662



Location:
Admin. - Hallway

Photo #
661

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Keynote 663

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 2 power outlets at 11" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$627

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete **As of** 09/19/2011

Reported By

Location:
Admin. - Hallway



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 664



Location:
Admin. - Office

Photo #
664

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 665



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: Non-fixed furniture encroaches door maneuvering space.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Office

Photo #
664



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 666



Location:
Admin. - Office

Photo #
664

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 78 3/8" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 667



Location:
Admin. - Office

Photo #
667

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 668



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type lock.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 667 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 668

Keynote 669



Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6(4)
Other	-

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$313
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 668



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 670

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 power outlets, 3 data ports.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 6 EA

Total Cost \$1,880

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Office

Keynote 671



Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Office

Photo #

671



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 672

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 70" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Office

Keynote 673



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: Remove door jamb. Patch and repair to match existing.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$3,133

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Hallway

Photo

673



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 674



Location:
Admin. - Office

Photo #
674

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 76 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 675



Location:
Admin. - Office

Photo #
675

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 676



Field Condition

14.02 - Accessible Route - Accessible routes of travel do not connect the room or space to an accessible entrance within the building or facility.

Existing Condition: 6" change in level between office and storage room.

1991 ADAAG 4.1.3(1); 4.3.2(3)

2004 ADAAG 206.2.4; Advisory 206.2.4

2007 CBC 1114B.1.2

Other -

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Remove 6" lip at storage room door to allow for access.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$3,133

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
676

Keynote 677



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Accessible hardware not provided.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See keynote 674 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
677



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 678

No photo associated

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Keynote 679



Field Condition

14.36B - Kitchen Counter/Sink Height - Where provided in public or common use areas, countertops and sinks are not mounted at 34" AFF. max..(Common use areas are those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, the occupants of an office building, or the guests of such occupants).

Existing Condition: Counter top at 36" AFF.

1991 ADAAG 4.24.2

2004 ADAAG 212.3; 606.3

2007 CBC 1115B.4.7(2); 1122B.4

Other -

Corrective Action

480B - New Lower Cabinet with Counter Top and Kitchen Sink - Remove portion of existing cabinetry, and provide new counter at 34" above the finished floor. Remove and replace sink and faucet with new accessible sink and faucet. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) under

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$7,832

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Break Room

Photo #
679



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 680



Location:
Admin. - Break Room

Photo #
679

Field Condition

14.37 - Kitchen Sink - Sink does not provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep).

Existing Condition: Knee space not provided.

1991 ADAAG 4.24.3
2004 ADAAG 305; 306; 606.2
2007 CBC 1115B.4.7(2); 1122B.4
Other -

Corrective Action

489 - Kitchens and Kitchenettes - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 679 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: B
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 681



Location:
Admin. - Break Room

Photo #
679

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Non-compliant faucet controls.

1991 ADAAG 4.27.4
2004 ADAAG 309.4
2007 CBC 1117B.6(4)
Other -

Corrective Action

489 - Kitchens and Kitchenettes - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 679 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: B
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 682



Location:
Admin. - Break Room

Photo #
679

Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 51" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 683



Location:
Admin. - Break Room

Photo #
683

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Microwave at 64 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

489 - Kitchens and Kitchenettes - Miscellaneous - See Additional Comments

Additional Comments: Relocate microwave to compliant height.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 684



Location: Admin. - Break Room
Photo # 684

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Non-compliant controls at stove.

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6(4)
Other	-

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of:	6 EA
Total Cost	\$1,880
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Keynote 685



Location: Admin. - Break Room
Photo # 685

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Upper cabinets at 72" AFF.

1991 ADAAG	4.4.2
2004 ADAAG	307.2; Fig. 307.2
2007 CBC	1133B.8.6.2
Other	-

Corrective Action

489 - Kitchens and Kitchenettes - Miscellaneous - See Additional Comments

Additional Comments: Provide cane-detectable element under overhead obstruction.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$783
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	



BOA Architecture / Government Services
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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 686



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 79 1/2" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 687 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Unisex Restroom

Photo #
686

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 687



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 7" to CMU wall at pull side, & 47" landing at pull side.

1991 ADAAG 4.13.6
2004 ADAAG 404.2.4.1; Table 404.2.4.1;
Fig. 404.2.4.1
2007 CBC 1133B.2.4.2; Fig. 11B-26
Other -

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s).
Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$11,747
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Unisex Restroom

Photo #
687



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 688



Field Condition

16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 687 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restroom
Photo # 688

Keynote 689



Field Condition

16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition:

1991 ADAAG	-
2004 ADAAG	-
2007 CBC	1115B.6
Other	-

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$783
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: D

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Unisex Restroom
Photo # 686



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 690



Location: Admin. - Unisex Restroom
Photo # 686

Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.30.1

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1(1)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 689 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 691



Location: Admin. - Unisex Restroom
Photo # 686

Field Condition

16.18A - ISA - Accessible toilet room is not identified by an ISA.

Existing Condition:

1991 ADAAG 4.1.3(16)(b)

2004 ADAAG 216.8

2007 CBC 1117B.5.1(3)

Other -

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 689 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 692



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition

16.41 - 32" Wide Standard - Side Transfer Space - The clear space from a wall at one side of the WC is less than 32" wide.

Existing Condition: 18" to non-fixed furniture.

1991 ADAAG -
2004 ADAAG -
2007 CBC 1115B.4.1(1); Fig. 11B-1B
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: Relocate obstruction.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: B
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 693



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition

16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF.

Existing Condition: 16" AFF.

1991 ADAAG 4.16.3; Fig. 29(b)
2004 ADAAG 604.4
2007 CBC 1115B.4.1(4); Fig. 11B-1A
Other -

Corrective Action

323A - Replace Toilet Seat - Remove existing toilet seat and retrofit a new toilet seat so that the top of the seat is 17" to 19" above finish floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$157
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Low

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



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Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 694



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 40 1/2" from back wall.

1991 ADAAG 4.16.6; Fig. 29(b)
2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
2007 CBC -
Other -

Corrective Action

325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$157
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 695



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition

16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF.

Existing Condition: 56" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG -
2007 CBC 1115B.8.3
Other -

Corrective Action

294C - Relocate Dispenser - Relocate existing dispenser on an accessible route. Patch and repair wall substrate and finishes, to match adjacent undisturbed surfaces.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$157
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 696



Location:
Admin. - Unisex Restroom

Photo #
692

Field Condition

16.54A - Grab Bar - Grab bar is not provided.

1991 ADAAG 4.17.6; Figs. 29 & 30

Existing Condition: Rear grab bar not provided.

2004 ADAAG 604.5; Advisory 604.5; 609.4

2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A

Other -

Corrective Action

326B - Rear Grab Bar - Provide rear grab bar. 1-1/2" O.D. and 36" long. Install at 33" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 697



Location:
Admin. - Unisex Restroom

Photo #
692

Field Condition

16.54B - Side Grab Bar Length - Side grab bar is less than 42" long. (ADA Standards require the side grab bar for WC's not located in stalls to be 42" long min.; ADA Standards require the side grab bar for WC's located in stalls to be 40" to 42" long min.; CBC Standards require the side grab bar to be 42" long min.)

1991 ADAAG 4.17.6; Figs. 29 & 30

Existing Condition: 37" long.

2004 ADAAG 604.5; Advisory 604.5; 604.5.1; Fig. 604.5.1; 609.4

2007 CBC 1115B.4.1(3.1); Fig. 11B-1A

Other -

Corrective Action

326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$783

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 698



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition

16.55A - Side Grab Bar Height - Side grab bar is not centered at 33" AFF. (ADA Standards require side grab bars to be centered from 33" to 36" AFF; CBC Standards require side grab bars to be centered at 33" AFF.)

Existing Condition: 29" AFF.

1991 ADAAG 4.17.6; Figs. 29 & 30
2004 ADAAG 604.5; Advisory 604.5; 604.5.2; Fig. 604.5.2; 609.4
2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 697 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Keynote 699



Location: Admin. - Unisex Restroom
Photo # 699

Field Condition

16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)

Existing Condition:

1991 ADAAG 4.22.6
2004 ADAAG 213.3.4; 606.1
2007 CBC 1115B.4.3
Other -

Corrective Action

296 - Lavatory Counter with Sink - Provide new 34" high counter with sink. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). under the sink. Insulate hot water and drain pipes, and provide compliant sink and faucet controls.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$5,639
Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type: 3
Use: EC
Severity: C
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 700



Location: Admin. - Unisex Restroom
Photo # 699

Field Condition

16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition:

1991 ADAAG 4.19.5; 4.27.4

2004 ADAAG 309.4; 606.4

2007 CBC 1115B.4.3(1)

Other -

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 699 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: B

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 701



Location: Admin. - Unisex Restroom
Photo # 699

Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 52 1/2" AFF.

1991 ADAAG 4.19.6; Fig. 31

2004 ADAAG 213.3.5; 603.3; Advisory 603.3

2007 CBC 1115B.8.1

Other -

Corrective Action

291A - Mirror - Provide new surface mounted, framed mirror, 20"x30". Install so bottom of mirror is 40" above finish floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 702



Location: Admin. - Unisex Restroom
Photo # 699

Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 52 1/2" AFF.

1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6

2004 ADAAG 308; 309

2007 CBC 1115B.8.3

Other -

Corrective Action

290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$78

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 703



Location: Admin. - Unisex Restroom
Photo # 703

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Lights above mirror require grasping to power on.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$627

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 704



Location: Admin. - Unisex Restroom
Photo # 686

Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 687 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 705



Location: Admin. - Server Room
Photo # 705

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/4" AFF.

1991 ADAAG 4.4.2
2004 ADAAG 307.2; Fig. 307.2
2007 CBC 1133B.8.6.2
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



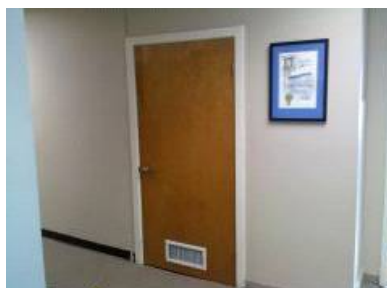
Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 706



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Vent at 4 1/2" AFF.

1991 ADAAG -
2004 ADAAG 404.2.10
2007 CBC 1133B.2.6
Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 705 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: A
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Server Room

Photo #
705

Keynote 707



Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:
Admin. - Office

Photo #
707



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 708



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 713 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. - Office

Photo #
708

Keynote 709



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 67" AFF.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Relocate coat hook.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$39
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. - Office

Photo #
709



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 710

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has both a latch and a closer.)

Existing Condition: 7" to non-fixed furniture, pull side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: EW
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location:

Admin. - Office



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 711



Location: Admin. - Office
Photo # 711

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 2 power outlets.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$627

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 712



Location: Admin. - Office
Photo # 712

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Dry erase board at 51 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower board.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 713



Location:
Admin. - Office

Photo #
707

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 76 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 714



Location:
Admin. - Office

Photo #
714

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)

2004 ADAAG 216.2; 703.1; 703.2; 703.5

2007 CBC 1117B.5.1 item 1

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: E

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 715



Location:
Admin. - Office

Photo #
714

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 716



Location:
Admin. - Office

Photo #
716

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG 4.13.9

2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7

2007 CBC 1133B.2.5.2

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 715 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 717



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 11" to non-fixed furniture, pull side.

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1

2007 CBC 1133B.2.4.2 Fig. 11B-26

Other -

Classification

DOJ Location Type: 2

Use: EW
Severity: C
Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Implementation

Plan Nbr: DBB
Priority:

Planned Completion 6/30/2018
Status Not Complete **As of** 09/19/2011
Reported By

Location:
Admin. - Office

Photo #
717



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 718



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 1 power outlet at 6 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 718

Keynote 719



Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$470

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location: Admin. - Office
Photo # 719



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 720



Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
720

Keynote 721



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 power outlets at 9 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Hallway

Photo #
721



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 722



Location:
Admin. - Hallway

Photo #
722

Field Condition

20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)

Existing Condition: 59" AFF.

1991 ADAAG	4.27.3
2004 ADAAG	308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
2007 CBC	1118B.4(1); 1118B.5; 1118B.6
Other	-

Corrective Action

388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$235
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 723



Location:
Admin. - Hallway

Photo #
723

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Bottom of board at 54 1/2" AFF.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Lower board.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$39
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 724



Location:
Admin. - Office

Photo #
724

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Coat hook at 71" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: Relocate coat hook.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$39

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 725



Location:
Admin. - Office

Photo #
725

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 76 3/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 726



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 725 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Location:
Admin. - Office

Photo #
726

Keynote 727



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG	-
2004 ADAAG	404.2.10
2007 CBC	1133B.2.6
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 725 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status Not Complete As of 09/19/2011	
Reported By	

Location:
Admin. - Office

Photo #
726



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 728



Location:
Admin. - Office

Photo #
725

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG 4.1.2(7)
2004 ADAAG 216.2; 703.1; 703.2; 703.5
2007 CBC 1117B.5.1 item 1
Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: PV
Severity: E
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Keynote 729



Location:
Admin. - Office

Photo #
729

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4
2004 ADAAG 309.4
2007 CBC 1117B.6(4)
Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments: Locate new control at compliant height.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$313
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By



BOA Architecture / Government Services

Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 730



Location:
Admin. - Office

Photo #
729

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Thermostat at 58" AFF behind obstruction.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 729 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 731

No photo associated

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 power outlets, 1 data port at 7" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ;
Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6;
Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 4 EA

Total Cost \$1,253

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 732



Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 2 EA

Total Cost \$470

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Office

Photo #
732

Keynote 733



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77 1/4" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$11,747

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Stairwell

Photo #
733



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 734



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG -

2004 ADAAG 404.2.10

2007 CBC 1133B.2.6

Other -

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 733 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:
Admin. - Stairwell

Photo #
733



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 735



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 10" to wall, push side.

1991 ADAAG 4.13.6; Fig. 25
2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC 1133B.2.4.2 Fig. 11B-26
Other -

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 733 for corrective action.

Costs and Funding

Qty ...Of: 1 EA
Total Cost \$0
Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2018
Status Not Complete As of 09/19/2011
Reported By

Location: Admin. - Stairwell
Photo # 733



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 736



Location:
Admin. - Stairwell

Photo #
736

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 737



Location:
Admin. - Stairwell

Photo #
733

Field Condition

11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).

Existing Condition: 12 LBF.

1991 ADAAG 4.13.11

2004 ADAAG 404.2.9

2007 CBC 1133B.2.5

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 733 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 738



Location:
Admin. - Stairwell

Photo #
733

Field Condition

11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)

Existing Condition: 59 3/4" AFF.

1991 ADAAG -

2004 ADAAG 404.2.11

2007 CBC -

Other -

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 733 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 739



Location:
Admin. - Stairwell

Photo #
733

Field Condition

11.19A - Required Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, there is no tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.

Existing Condition:

1991 ADAAG 4.1.3(16); 4.30.1

2004 ADAAG 216.4; 703.2; 703.3; 703.4

2007 CBC 1011.3 item 2

Other -

Corrective Action

416 - Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, provide a tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$392

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 740

No photo associated

Field Condition

11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.

Existing Condition: 3/4" change in level.

1991 ADAAG 4.13.8

2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3

2007 CBC 1133B.2.4.1

Other -

Corrective Action

064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Stairwell

Keynote 741



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 1 power outlet at 7" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Location:

Admin. - Stairwell

Photo #

741



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 742

No photo associated

Location:
Admin. - Office

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 744 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Keynote 743



Location:
Admin. - Office

Photo #
743

Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG	4.1.2(7)
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.1 item 1
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 744



Location:
Admin. - Office

Photo #
743

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 77" AFF.

1991 ADAAG 4.4.2

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty High

Implementation

Plan Nbr: DBB

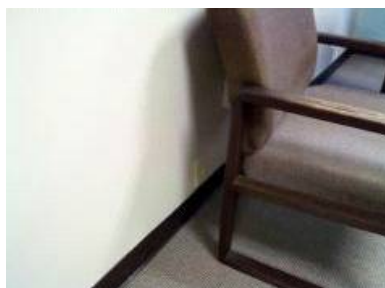
Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 745



Location:
Admin. - Office

Photo #
745

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 power outlets at 7" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 3 EA

Total Cost \$940

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos - Programs Services



Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 746



Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG	4.27.4
2004 ADAAG	309.4
2007 CBC	1117B.6(4)
Other	-

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$313
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. - Office

Photo #
746

Keynote 747



Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

Existing Condition: Door jamb at 76 1/2" AFF.

1991 ADAAG	4.4.2
2004 ADAAG	307.2; Fig. 307.2
2007 CBC	1133B.8.6.2
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2018
Status	Not Complete
As of	09/19/2011
Reported By	

Location:
Admin. - Office

Photo #
723



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 748



Location:
Admin. - Office

Photo #
748

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

Existing Condition: Floor mat.

1991 ADAAG 4.5.1

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 749



Location:
Admin. - Office

Photo #
748

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 3 power outlets, 1 data port at 9" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of: 4 EA

Total Cost \$1,253

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 750



Location:
Admin. - Office

Photo #
750

Field Condition

14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type thermostat.

1991 ADAAG 4.27.4

2004 ADAAG 309.4

2007 CBC 1117B.6(4)

Other -

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments: Locate new control at compliant height.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$313

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: B

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 751



Location:
Admin. - Office

Photo #
750

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Thermostat at 60" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Corrective Action

039 - Operable Parts - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 750 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By



BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment



Facility Report with Photos - Programs Services

Reporting: 753 of 4371 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Arteaga, L

Keynote 752



Location:
Admin. - Office

Photo #
752

Field Condition

14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.

1991 ADAAG 4.4.2

Existing Condition: Door jamb at 76 1/2" AFF.

2004 ADAAG 307.2; Fig. 307.2

2007 CBC 1133B.8.6.2

Other -

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only.
City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: PV

Severity: A

Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By

Keynote 753



Location:
Admin. - Office

Photo #
753

Field Condition

14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.

1991 ADAAG 4.5.1

Existing Condition: Floor mat.

2004 ADAAG 302.1; Advisory 302.1

2007 CBC 1124B.1

Other -

Corrective Action

859D - Secure Floor Mat - Secure existing floor mat.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$235

Funding Received \$0

Status Update (check one)

Completed ☐ In Progress ☐ Not Complete ☐ As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: A

Level of Difficulty Low

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2018

Status Not Complete As of 09/19/2011

Reported By